

Unit 2, Welton Road, Brough East Yorkshire HU15 1AF
T: 01482 669982 F: 01482 669984
E: info@matthewlimb.co.uk

matthewlimb.co.uk

Matthew
Limb
MOVING HOME



29 Munstead Way, Brough, East Yorkshire, HU15 1FN

- 📍 Semi-Detached House
- 📍 Contemporary Living
- 📍 Two Double Bedrooms
- 📍 Immaculately Presented
- 📍 Drive For Two Cars
- 📍 Southerly Facing Rear Garden
- 📍 Ideal For First Time Buyers
- 📍 EPC=C

£137,500

INTRODUCTION

This immaculately presented semi-detached house offers contemporary living with stylish and tastefully presented accommodation complemented by a south westerly facing rear garden and driveway for two cars.

The accommodation has the benefit of gas central heating to radiators, uPVC double glazing and briefly comprises an entrance hall, open plan kitchen and living area with space for dining. To the first floor are two double bedrooms with fitted wardrobes to bedroom one and a modern bathroom with shower facility.

LOCATION

Munstead Way is a modern residential area which can be round off Ruskin Way in Brough. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs to the first floor off and window to front elevation.

OPEN PLAN LIVING AREA

18'0" x 14'6" approx (5.49m x 4.42m approx)

The contemporary open plan living space includes a kitchen with dining area plus a living area. The kitchen has a range of modern fitted base and wall units with contrasting worksurfaces and upstands, sink and drainer with mixer tap, oven, four ring gas hob, plumbing for automatic washing machine, understairs cupboard plus further storage cupboard which was previous the cloakroom and could be converted back should an incoming purchaser wish to do so. There are windows to front and rear elevations and an external access door to the rear.



LIVING AREA



KITCHEN AREA



FIRST FLOOR

LANDING

With loft access hatch.

BEDROOM 1

16'3" x 8'6" approx (4.95m x 2.59m approx)
With fitted wardrobes with sliding doors, built in storage cupboard and windows to the front elevation.



BEDROOM 2

11'5"(max)x9'1" approx (3.48m(max)x2.77m approx)
With window to rear elevation.



BATHROOM

With modern suite comprising a bath with shower attachment, pedestal wash hand basin, low flush W.C., partly tiled walls, extractor fan and window to rear elevation.



OUTSIDE

To the front of the property is a hedge and artificial lawn. A side drive provides off street parking for two cars and a gate leads to the rear garden. Enjoying a south westerly aspect, there is a decked area directly adjoining the rear of the property with artificial lawn beyond. Fenced boundaries and a garden shed.



REAR VIEW OF PROPERTY



TENURE

Freehold

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

STAMP DUTY LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

- Property or lease premium or transfer value SDLT rate
- Up to £500,000 Zero
- The next £425,000 (the portion from £500,001 to £925,000) 5%
- The next £575,000 (the portion from £925,001 to £1.5 million) 10%
- The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

VIEWING APPOINTMENT

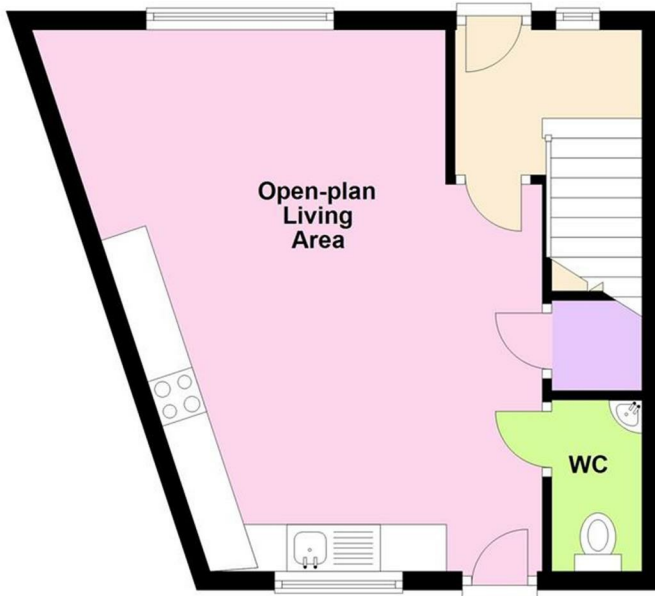
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 32.3 sq. metres (347.2 sq. feet)



First Floor

Approx. 32.3 sq. metres (348.0 sq. feet)



Total area: approx. 64.6 sq. metres (695.2 sq. feet)

