

staniford
grays



25 Blackburn Avenue, Brough, HU15 1BD

£159,950





25 Blackburn Avenue

Brough, HU15 1BD

- IDEAL FOR FIRST TIME BUYERS AND INVESTORS
- DRIVEWAY AND GARAGE
- 2 DOUBLE BEDROOMS
- VIEWING ADVISED
- AFFORDABLE 2 BEDROOM HOME
- NO ONWARD CHAIN
- PRIVATE REAR GARDENS
- CENTRAL BROUGH VILLAGE LOCATION

SUITABLE FOR ALL FIRST TIME BUYERS, COMMUTERS AND INVESTORS WITH NO ONWARD CHAIN.

THE PROPERTY BENEFITS FROM DRIVEWAY PARKING FOR MULTIPLE VEHICLES AND GARAGE! SUCH GENEROUS PARKING IS A RARE FIND IN SUCH A CENTRAL BROUGH SETTING.

The immediate setting has proven a popular purchase opportunity for commuters looking to take advantage of the excellent Brough Train transportation links to both Hull and Leeds, all at an affordable price point.

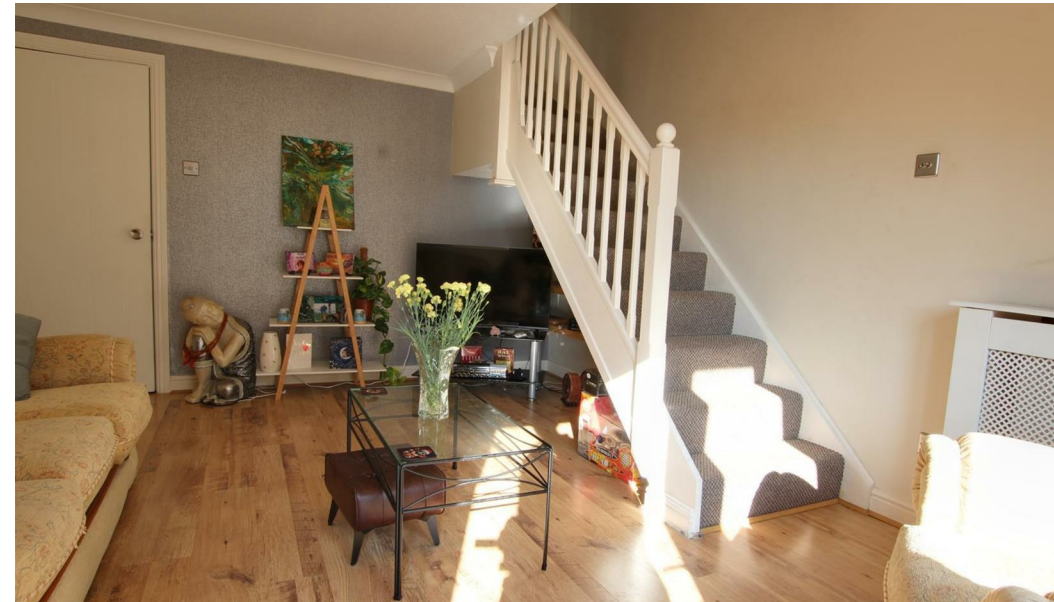
Internally this ready to move in home offers open plan and contemporary living to the ground floor and two double bedrooms to the first floor level.

The deceptively spacious accommodation offers ready to move in appeal with no onward chain. The arrangement of living space comprises, Entrance Hall, Open plan Reception Lounge, dedicated Kitchen. To the first floor level a staircase leads to a landing with two double bedrooms and well appointed bathroom.

Generous parking provision exists to the dedicated driveway with a garage beyond to the front of the dwelling. The property is situated within a popular modern residential development with convenient Brough centre access and excellent transportation links to the railway network and A63/M62 corridor.



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GROUND FLOOR

ENTRANCE HALL

8'8" x 4'3" (2.66m x 1.30m)

OPEN PLAN LOUNGE

15'0" x 11'8" (4.58m x 3.58m)

A versatile and flexible main reception space incorporating dedicated formal lounge and dining area.

The lounge space benefits from uPVC double glazed french doors to the immediate garden outlook and suitably sized to accommodate furniture suite, extending to an open-plan dining area offering room for tables/chairs. A staircase provides access to the first floor level.

KITCHEN

8'2" x 9'1" (2.51m x 2.78m)

Well appointed and modern kitchen, incorporating a selection of wall and base units in a neutral finish. Appliances include an inset stainless steel sink & drainer, four ring hob with extractor canopy over, low level oven, ample place for freestanding white goods including plumbing for washing machine, space for fridge freezer. Complementary work surfaces and uPVC window to the front elevation.

FIRST FLOOR

LANDING

BEDROOM 1

12'7" x 9'10" (3.86m x 3.0m)

With uPVC double glazed window to rear outlook, of double bedroom proportions and fitted bedroom furniture.

BEDROOM 2

12'1" x 5'7" (3.69m x 1.72m)

With uPVC double glazed window to front elevation, of double bedroom proportions and space for bedroom furniture.

BATHROOM

9'9" x 5'11" (2.98m x 1.81m)

Comprising of a neutral suite, with panelled p-shape bath with tap fittings and showerhead over, low flush w.c, pedestal wash hand basin and tiling to splashbacks and mosaic wall border. Storage cupboard and uPVC privacy window.



EXTERNAL

Blackburn Avenue itself remains conveniently positioned within the popular residential location of Brough, with the subject property representing an ideal opportunity for a first-time buyer or alternatively investment landlord.

To the rear of the property is a private facing garden which is predominantly laid to lawn, with decked seating area set within a wall surround, garden shed and screened perimeter boundaries. Dedicated parking exists to the immediate frontage with a driveway vehicles, in turn leading through to ...

GARAGE

With up and over access door.

FIXTURES AND FITTINGS

Various quality fixtures and fittings may be available by separate negotiation.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

SERVICES

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected. We understand the current E.R.Y.C council tax band is 'B'.

TENURE

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

VIEWING

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

WEBSITES

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk

PROPERTY PARTICULARS-DISCLAIMER

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors." The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.



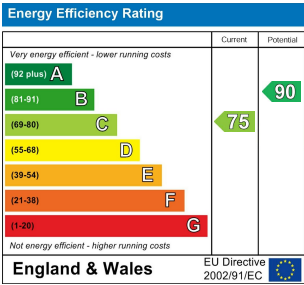
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Swanland Office Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.