



39, Blenheim Avenue,
Brough, HU15 1WP
£300,000



This is a stunning energy efficient four bed detached home with an integral garage. It has a spacious lounge and open plan breakfast/dining kitchen - utility room and downstairs cloakroom. Upstairs there are three double bedrooms, plus a master bedroom with ensuite and a family bathroom. Great lawned sizable garden to rear. This property is ideal for a growing family. Brough is known for its community spirit, and with easy access to the A63/M62 it makes commuting a breeze.



Tenure: Freehold
BAND:

THE ACCOMODATION COMPRISES

ENTRANCE HALL

3.130 x 1.971 (10'3" x 6'5")

Stairs to first floor, storage cupboard, wood effect flooring, PVC.

SITTING ROOM

4.983 x 3.368 (16'4" x 11'0")

Double glazed front facing and side facing windows, two radiators, wood effect flooring.

KITCHEN/DINER

3.98 x 5.01 (13'0" x 16'5")

Double wall mounted oven, wine cooler, five burner gas hob, extractor hood, integrated fridge and freezer, integrated dishwasher, stainless steel sink and a half with mixer taps, under counter lights, kickboard lights, French door with side panelled allowing garden access.

UTILITY

Integrated washing machine, base mounted wall unit, extractor fan, double glazed window to the rear.

WC

Low level WC with corner wash basin, radiator and extractor fan.

LANDING

5.153 x 1.923 (16'10" x 6'3")

Storage cupboard, radiator, access to loft, two tone banister.

BEDROOM ONE

3.158 x 3.5 (10'4" x 11'5")

Front and side facing double glazed window, fitted wardrobe, radiator.

EN SUITE

3.46 x 2.74 (11'4" x 8'11")

Walk in shower with sliding glass door, heated towel rail, wash basin.

BATHROOM

1.926 x 2.05 (6'3" x 6'8")

Bath shower, wash basin, tinted double glazed window, radiator.

BEDROOM TWO

3.04 x 2.989 (9'11" x 9'9")

Radiator, side and rear facing double glazed window, fitted wardrobe.

BEDROOM THREE

3.7 x 5.5 (12'1" x 18'0")

Rear facing double glazed window, fitted wardrobe.

OUTSIDE

Lawned garden, high level timber boundary fence.

ADDITIONAL INFORMATION

- This property's energy rating is B

- Council tax band E

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

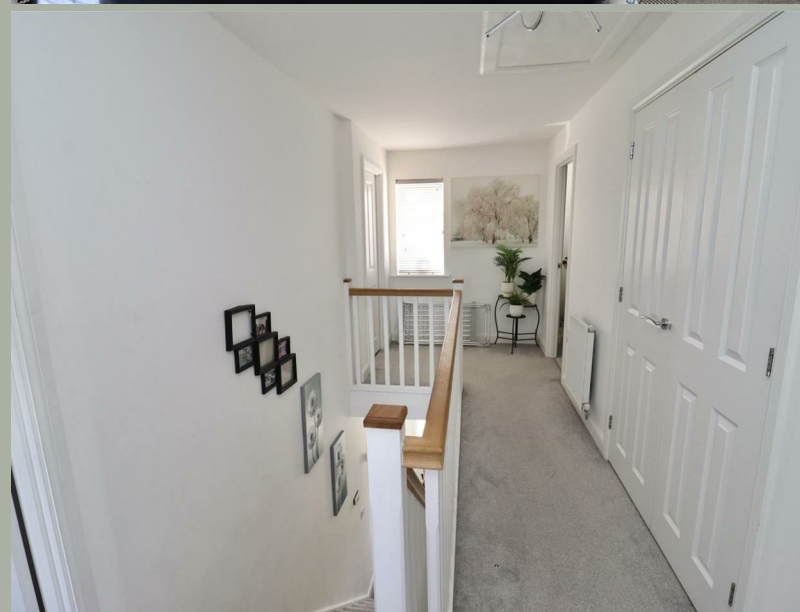
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES

Mains drains, water, gas & electricity.

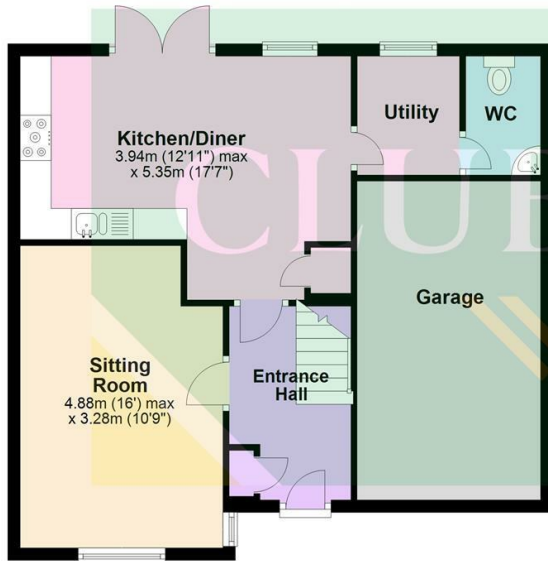
APPLIANCES

None of the appliances have been tested by the agents.



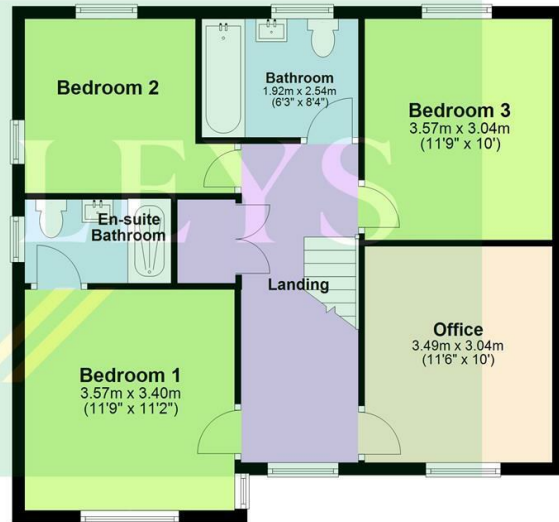
Ground Floor

Approx. 62.9 sq. metres (676.9 sq. feet)



First Floor

Approx. 63.8 sq. metres (686.8 sq. feet)



Total area: approx. 126.7 sq. metres (1363.7 sq. feet)

AGENTS NOTES

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.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

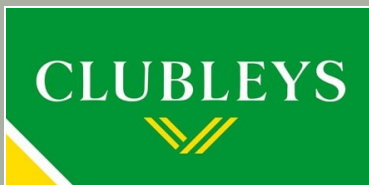
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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.