



33, Ruskin Way,  
Brough, HU15 1GW  
£210,000



Welcome to this well designed family home that encapsulates the essence of modern living. Ideally located near local amenities and schools, this well-planned residence spans three floors.

Upon entering, a welcoming hallway leads to a cloakroom and a spacious dining kitchen on the ground floor, providing a functional and inviting space for daily living. Ascending to the second floor, you'll find a comfortable living room and a third bedroom.

The third floor features the master bedroom with an ensuite, a second bedroom, and a well-appointed family bathroom.

Outside, the property features low-maintenance gardens at the front and rear, creating inviting outdoor spaces to relax and unwind. Additionally, a single integral garage with an electric charging point adds a modern touch, catering to electric vehicles and enhancing the home's sustainability and adaptability.

East Riding of Yorkshire Council tax band - D

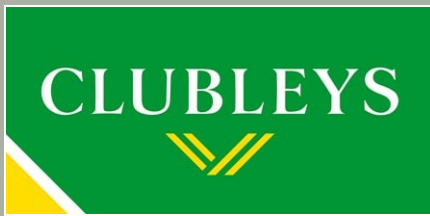
Tenure - Freehold

EPC rating - C

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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALLWAY

Front door leading in. Stairs to first floor.

### CLOAKROOM

1.99 x 0.93 (6'6" x 3'0")

Low level WC, pedestal hand basin, recessed ceiling spots and partially tiled walls.

### DINING KITCHEN

2.87 x 4.55 (9'4" x 14'11")

Fitted with a range of beechwood effect light wall and floor units with complimenting work surfaces. Stainless steel sink unit. Stainless steel chimney style extractor, integrated dishwasher and washing machine and integrated fridge freezer. Recessed spot lights to ceiling. Partly tiled walls and tiled flooring. External door to rear garden

## FIRST FLOOR

### LANDING

### LIVING ROOM

4.76 max x 4.57 (15'7" max x 14'11")

Modern fire surround with electric fire and marble inset and hearth. Television and telephone points.

### BEDROOM THREE

3.05 x 3.04 (10'0" x 9'11")

Double bedroom to the front of the property.

## SECOND FLOOR

### LANDING

Hatch to loft.

### MASTER BEDROOM

4.03 plus wardrobes x 3.14 (13'2" plus wardrobes x 10'3")

To the rear of the property. A range of fitted wardrobes. Television and telephone points.

### ENSUITE

1.70 x 1.43 (5'6" x 4'8")

Low level WC, pedestal hand basin, concealed shower unit, partially tiled walls, recessed spotlighting, shaver point and ladder style radiator.

### BEDROOM TWO

3.09 x 3.60 (10'1" x 11'9")

Double bedroom to the front of the property. Cupboard housing hot water cylinder. Storage Cupboard.

### FAMILY BATHROOM

2.05 x 1.72 (6'8" x 5'7")

White suite comprising low level wc, pedestal hand basin, panelled bath, recessed ceiling spots, extractor, partially tiled walls, ladder style radiator and shaver point.

## OUTSIDE

### GARDENS

The front of the property allows for an area of artificial lawn and paved pathway. The integrated garage has an up and over door, power., light and an electric charging point. Side gate to the rear garden is a fully enclosed tiered garden with a circular flag patio and planted flower beds.

## ADDITIONAL INFORMATION

### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

### APPLIANCES

No appliances have been tested by the agent.

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#### 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

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

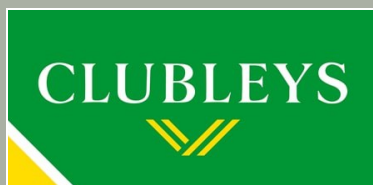
#### FREE VALUATIONS FOR SALE

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.

#### 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](mailto: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	73	85
EU Directive 2002/91/EC		

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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.