

CLUBLEYS



7, Aire Close,
Brough, HU15 1GJ
£239,950



ABOUT THE PROPERTY

NEWLY PRICED

This delightful three-bedroom semi-detached house presents an excellent opportunity for families and professionals alike. The property is in superb decorative order, ensuring a welcoming atmosphere from the moment you step inside.

Upon entering, you are greeted by a spacious entrance hall that leads to a well-appointed cloakroom. The living room is a comfortable space, perfect for relaxation. The kitchen, complete with a dining area, is ideal.

The first floor boasts three generously sized bedrooms, with the master bedroom featuring the added luxury of an ensuite. A family bathroom serves the other two bedrooms, ensuring convenience for all.

The property benefits from UPVC double glazing and gas central heating, providing warmth and energy efficiency throughout the year. Outside, you will find a good-sized garden to the rear, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a side driveway leading to a garage, offering ample parking for one vehicle and extra storage space.

Must Be Viewed!





THE ACCOMMODATION COMPRISSES

GROUND FLOOR

ENTRANCE HALL

Composite front door leads into the entrance hall. Vinyl flooring.

CLOAKROOM

Suite comprising of low level Wc and pedestal hand basin. Part tiling to the walls, vinyl flooring and extractor fan.

LIVING ROOM

5.43m x 3.17m (17'9" x 10'4")

Spacious room with feature fireplace with light timber surround, marble effect inset and hearth housing coal effect fire. Two recessed understairs storage cupboards.

DINING KITCHEN

4.20m x 2.87m (13'9" x 9'4")

Upgraded modern kitchen with a good range of sage green wall and floor units with complimentary work surfaces and splashbacks. One and a half bowl sink unit, integrated fridge freezer, oven, four ring electric hob, dark glass splashback with chimney extractor over. Recessed spotlights to the ceiling, vinyl flooring and patio doors into the rear garden.

FIRST FLOOR

LANDING

Hatch to loft space.

MASTER BEDROOM

3.16m max x 2.68m (10'4" max x 8'9")

Double room to the front of the property. Door into :-

EN SUITE

Modern upgraded suite comprising of concealed Wc, vanity sink unit with storage under, corner shower cubicle with waterfall shower and hand held attachment. Full tiling to the walls, vinyl flooring, recessed spotlights and extractor fan.

BEDROOM TWO

3.55m x 2.33m (11'7" x 7'7")

Double room to the rear with recessed wardrobe.

BEDROOM THREE

2.50m x 1.80m (8'2" x 5'10")

To the rear of the property with recessed wardrobe.

FAMILY BATHROOM

Suite comprising of low level Wc, pedestal hand basin and panelled bath with hand held shower attachment. Part tiling to the wall, vinyl flooring and extractor fan.

OUTSIDE

To the front is a lawned area, further area laid to stone and a paved pathway. A side driveway provides off street parking leading to the garage which has up and over door, power and light. The well maintained south facing rear garden is laid mainly to lawn with a feature modern patio adjacent to the property and decorative planting to the borders. Personnel door into garage.

ADDITIONAL INFORMATION

*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

SERVICES

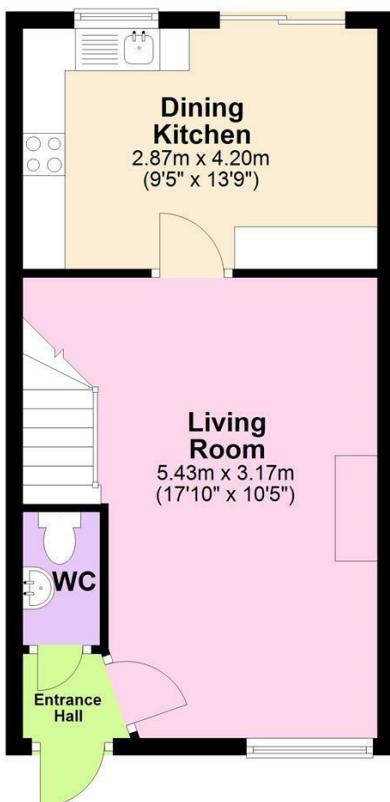
Mains water, electricity, gas and drainage.

APPLIANCES

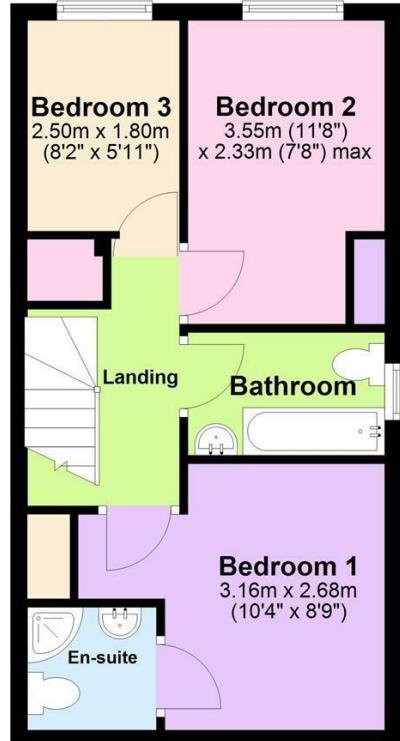
No Appliances have been tested by the Agent.



Ground Floor



First Floor



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

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

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.

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.

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.



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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	72	86
(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.