



Plot 64, 65, Blenheim Avenue,
Brough, HU15 1WP
£394,995



Clubleys Brough are pleased to present this perfect opportunity to secure your brand new Bellway home!

'The Philosopher' offers contemporary family living which is great for the every day hustle & bustle. Situated in the popular location of Brough, which is close to a wide range of amenities as well as excellent transport links.

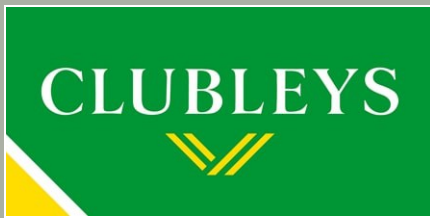
The accommodation briefly comprises of entrance hall, lounge, open plan kitchen/diner, W.C & utility to the ground floor. Four bedrooms (master with en-suite) & modern family bathroom.

Tenure - Freehold
Tax Band - TBC
EPC - A



www.clubleys.com





Tenure: Freehold
East Riding of Yorkshire
BAND: New Build

Upgrades & Incentives

- 5% deposit contribution
- Porcelain worktops
- Upgraded sink in utility & kitchen
- Upgraded tap
- Mira minimal EV shower over bath
- Wall & floor tiles in bathroom & en-suite
- Enhanced landscaping
- Carpets & luxury LVT flooring
- Double boarded fencing
- Turf

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Light & airy entrance hall with stairs leading to first floor accommodation, radiator, ceiling light, understairs cupboard, access to W.C, composite door with UPVC double glazed side panel.

LIVING ROOM

5.450 x 3.385 (17'10" x 11'1")

UPVC double glazed window to the front, radiator, fully carpeted, ceiling light.

STUDY/PLAYROOM

3.035 x 2.548 (9'11" x 8'4")

UPVC double glazed window to the front, ceiling light, fully carpeted.

KITCHEN/DINER

3.298 x 8.335 (10'9" x 27'4")

A spacious family kitchen/diner with a range of wall, base & drawer units with complimentary porcelain work surfaces & upstands, integrated fridge/freezer, two integrated high level oven, integrated dishwasher, white ceramic sink set in work surface with black matte mixer tap, four ring gas hob with splashback, stainless steel extractor fan, access to utility, space for dining table, radiators, UPVC double glazed window to the rear, UPVC double glazed French doors leading to rear garden, recessed spotlights.

UTILITY

1.778 x 1.713 (5'9" x 5'7")

Fitted with base units with porcelain work surface & upstand, space/plumbing for washing machine, white ceramic sink set in work surface with matte black mixer tap, cupboard housing combi boiler, composite door leading to side of property.

DOWNSTAIRS WC

1.572 x 1.315 (5'1" x 4'3")

Pedestal hand wash basin, low level W.C, radiator, fully tiled flooring, ceiling light.

FIRST FLOOR

MASTER BEDROOM

4.293 x 3.385 (14'1" x 11'1")

UPVC double glazed window to the front, space for wardrobes, ceiling light, radiator, access to en-suite, radiator, fully carpeted.

EN SUITE

2.272 x 2.227 (7'5" x 7'3")

UPVC double glazed opaque window to the front, walk in shower cubicle, pedestal wash hand basin, low level W.C, radiator, ceiling light.

BEDROOM TWO

3.887 x 3.385 (12'9" x 11'1")

UPVC double glazed window to the rear, space for wardrobes, radiator, ceiling light, fully carpeted.

BEDROOM THREE

5.035 x 2.548 (16'6" x 8'4")

UPVC double glazed window to the front, space for wardrobes, radiator, fully carpeted, ceiling light.

BEDROOM FOUR

2.763 x 2.750 (9'0" x 9'0")

UPVC double glazed window to the rear, space for wardrobes, radiator, fully carpeted, ceiling light.

BATHROOM

2.763 x 2.025 (9'0" x 6'7")

UPVC double glazed opaque window to the rear, panelled bath with shower over, wall mounted wash hand basin, low level W.C, heated towel rail.

OUTSIDE

Turfed garden to rear, paved patio, high level timber boundary fencing, driveway & single detached garage.

ADDITIONAL INFORMATION

FREEHOLD

EPC RATING A

COUNCIL TAX BAND - TBC

*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

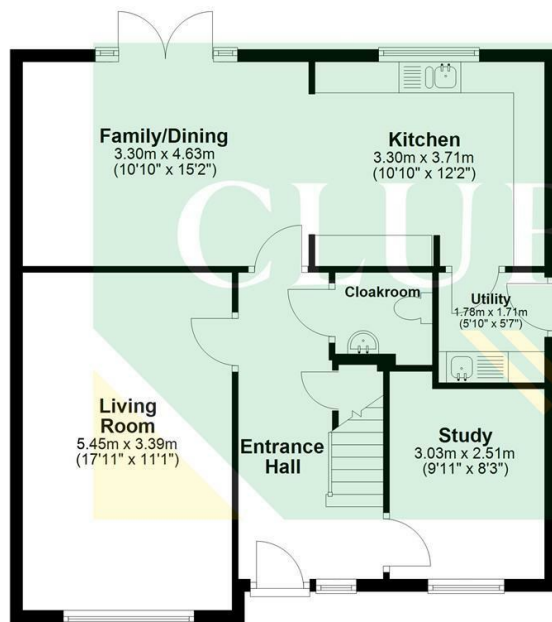
Mains gas, electricity, water and drainage are connected.

APPLIANCES

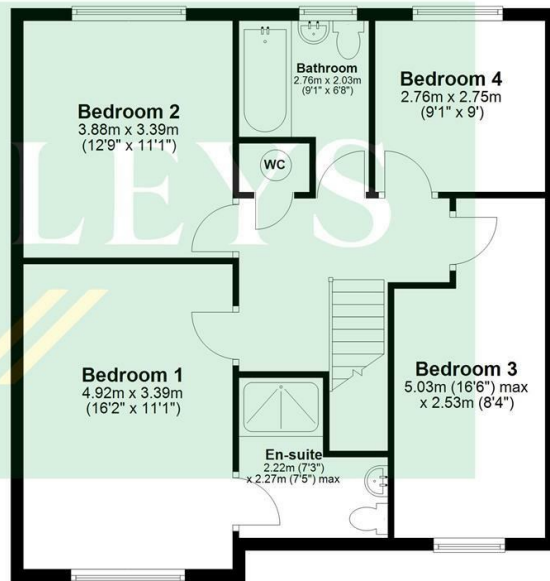
None of the appliances have been tested by the agent.



Ground Floor



First Floor



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

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	94	95
(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.