

4, Conisborough Mews,
Brough, HU15 1QX
£245,000



ABOUT THE PROPERTY

We bring to the market a stunning modern townhouse located in the desirable 'Conisborough Mews', Brough. This beautifully presented property spans three floors and is ready for you to move straight in.

As you enter, you will find a spacious lounge that boasts a charming log burning stove with hearth perfect for cosy evenings. The contemporary fitted kitchen is equipped with modern appliances, making it a delight. This home features three generously sized double bedrooms, including a master suite with an ensuite bathroom, ensuring comfort and privacy for all family members. Additionally, there is a separate family bathroom, thoughtfully designed to cater to your needs.

Outside, the property offers delightful gardens at both the front and rear, providing ample space for outdoor relaxation or entertaining. For your convenience, there is a garage and an allocated parking space located in the courtyard to the side, accessible through the archway.

This townhouse is not only a beautiful home but also a practical choice for modern living. With its stylish design and excellent amenities, it is an opportunity not to be missed. Whether you are a first-time buyer or looking to downsize, this property is sure to impress. Come and experience the charm of Conisborough Mews for yourself!

EPC Rating: C







ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

With staircase off the first floor and understairs cupboard.

CLOAKROOM/WC

With vanity wash basin, low level WC, tiled flooring, radiator, pendant light fitting, extractor.

MODERN KITCHEN

3.28 x 2.77 plus bay (10'9" x 9'1" plus bay)
Stunning kitchen displaying a modern range of base, floor and wall mounted units, granite worktops and upstands, integrated induction hob, extractor hood, undercounter lights, instant hot water tap, underhung stainless steel sink, ceiling light, laminated flooring. Space for fridge freezer, washer and dishwasher. Window to front elevation.

LOUNGE

5.21 x 4.88 (17'1" x 16'0")
Spacious light room provided by sky light windows to rear elevation, french doors with side panels to rear aspect, pendant light fittings, a particular feature being the log burning stove with oak mantel over, marble hearth and inset.

FIRST FLOOR

LANDING

Radiator, window to front elevation.

BEDROOM TWO

4.88 x 2.49 (16'0" x 8'2")
With fitted wardrobes, airing/cylinder cupboard, windows to rear elevation.

BEDROOM THREE

3.20 x 2.69 (10'5" x 8'9")
Window to front elevation, radiator.

FAMILY BATHROOM

Modern three piece suite comprising: vanity wash basin with mixer taps, granite tops, upstands and fitted mirror, low level WC, panel bath with glazed screen, shower over, heated towel rail, tiled walls.

SECOND FLOOR

MASTER BEDROOM

4.60 x 4.88 (15'1" x 16'0")
Window to front elevation, fitted wardrobes, radiator, downlights, mood lighting.

ENSUITE BATHROOM

Modern suite with panel bath and shower over with screen, vanity wash basin, low level WC, partially tiled, chrome towel radiator. Window to rear elevation.

OUTSIDE (Front & Rear)

There is a garden area to the front of the property with mature, established shrubs, plants, flowers etc... The rear garden is mainly laid to lawn with timber boundary fencing and a paved patio adjacent to the property. Log store, feature pergola, outside lighting and outside taps to both front and rear.

GARAGE & ADDITIONAL PARKING

There is an allocated garage for this property which is the middle garage shown which is also leasehold. The length of the lease is 999 years from build date circa 2008. Additional designated parking space is also provided.

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

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.

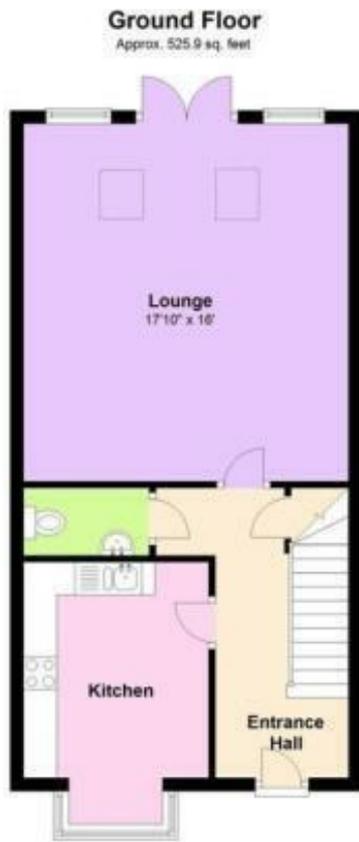
SERVICES

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

APPLIANCES

Please be advised that none of the appliances have been tested by the selling agent.





Total area: approx. 1183.9 sq. feet

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>

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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.

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		89
(69-80)	C	78	
(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.