



5, Hanover Drive,
Brough, HU15 1TW
£300,000



ABOUT THE PROPERTY

UNEXPECTEDLY BACK TO THE MARKET

Nestled in the serene Hanover Drive, Brough, this detached house is a gem waiting to be discovered. With 3 reception rooms and 4 bedrooms, this property is a home just waiting for a growing family seeking space and comfort.

As you step inside, you are greeted by a well-appointed bright, airy kitchen, a utility room, and a cloakroom on the ground floor, offering both style and practicality. The three reception rooms, including a formal dining room and a spacious living room flowing into a conservatory with views out to the rear, a perfect setting for entertaining guests or simply relaxing with your loved ones.

Venture upstairs to find the master suite, complete with en-suite bathroom and dressing area. Three more generously sized bedrooms and a family bathroom ensure that everyone in the family has their own space to unwind.

Outside, the property has a paved front garden and a secure rear garden featuring a paved patio area and a lush lawn, ideal for outdoor gatherings or simply enjoying some fresh air. Parking is a breeze with a detached garage and space for multiple vehicles off-street.

Come along and view this property, make this inviting family home your own today!







Tenure: Freehold
East Riding of Yorkshire Council
Band: E

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite door gives access to the generous hallway with stairs off to the first floor and under stairs storage cupboard.

LIVING ROOM

3.44 x 5.41 (11'3" x 17'8")

A light and airy room with bay window to the front, feature fireplace with timber surround, marble effect inset and hearth housing pebble effect fire. Coving to the ceiling and patio doors lead into the lovely..

SUN ROOM

2.86 x 3.05 (9'4" x 10'0")

Spacious room overlooking the rear garden with Kardean flooring, ceiling fan, patio doors into the rear garden and television point.

DINING ROOM

2.67 x 2.00 x 3.09 (8'9" x 6'6" x 10'1")

Larger than average space with window overlooking the garden and antique oak flooring.

BREAKFAST KITCHEN

4.12 x 3.34 (13'6" x 10'11")

Having a good range of wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated dishwasher, split level oven, four ring gas hob with chimney extractor over and a breakfast bar. Part tiling to the walls, tiling to the floor and door into..

UTILITY ROOM

2.55 x 1.78 (8'4" x 5'10")

With floor units, stainless steel sink and space for washing machine. Tiled splashback, tiling to the floor and back door off.

CLOAKROOM

Suite comprising of low level Wc and wall mounted hand basin. Tiled splashback and tiling to the floor.

FIRST FLOOR

LANDING

Hatch to loft space and recessed storage cupboard housing boiler.

MASTER BEDROOM

3.59 x 3.06 (11'9" x 10'0")

A generous dual aspect room with a dressing area.

EN SUITE

1.77 x 1.97 (5'9" x 6'5")

Upgraded suite comprising of low level Wc, shower cubicle with waterfall shower with hand held attachment and vanity sink unit with storage under. Tiling to the walls, antique oak flooring, recessed spotlights, extractor fan and chrome towel radiator.

BEDROOM TWO

3.414 x 3.19 (11'2" x 10'5")

Large double room to the rear of the property with a range of fitted wardrobes and draws.

BEDROOM THREE

3.44 x 2.13 (11'3" x 6'11")

Double room to the front of the property with coving to the ceiling.

BEDROOM FOUR

2.70 x 2.64 (8'10" x 8'7")

A good sized room to the front of the property currently being used as an office.

FAMILY BATHROOM

2.06 x 1.31 x 1.89 (6'9" x 4'3" x 6'2")

Suite comprising of panelled bath with shower attachment, low level Wc and pedestal hand basin. Part tiling to the walls, antique oak flooring, recessed spotlights and extractor fan.

EXTERNAL

Block paved private driveway provides off street parking leading to a single garage with up and over door, power and light. A paved pathway leads to the front of the property. the front of the property is paved with a water feature and modern timber fencing to the front. The rear garden has a large paved patio adjacent to the property with a good sized lawned area with timber fencing to the boundary line and a side access gate.

ADDITIONAL INFORMATION

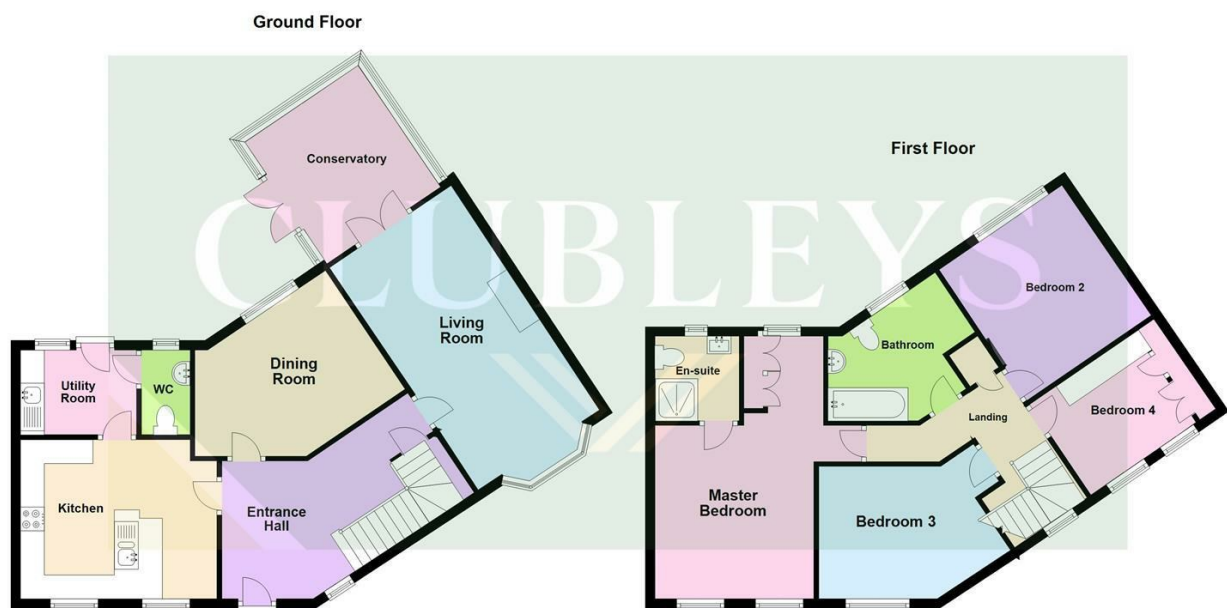
SERVICES

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

APPLIANCES

No appliances have been tested by the agents.





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

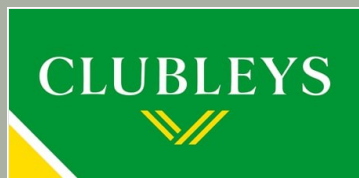
FREE VALUATIONS FOR SALE

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 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		77	86
		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.