CLUBLEYS

41, Liberty Park, Brough, HU15 1FS

£180,000

DECEPTIVELY SPACIOUS MODERN three-bedroom mid-terraced property presented to a HIGH standard throughout.

Ideally situated in a popular location with local amenities and excellent transport links nearby, the property offers well-proportioned accommodation ideal for families, first time buyers and property investors alike.

Briefly comprising open living/dining/kitchen and cloakroom to the ground floor. To the first floor are three bedrooms, and modern family bathroom. Early viewing of this property is highly recommended.

Tax Band - C
Tenure - Freehold
EPC - C

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
UPVC front door leads into the entrance hall.

CLOAKROOM
Suite comprising of low level WC and pedestal hand basin. Tile effect vinyl flooring and extractor fan.

OPEN PLAN LIVING/ DINING KITCHEN
5.080 x 2.950 (16'7" x 9'8")
Living room with stairs off to the first floor, TV, telephone point and recessed under stairs storage cupboard. Opening into the dining area with patio doors opening into the rear garden, extending to the kitchen area with a good range of white wall and floor units with complimentary work surfaces and splashbacks, integrated oven, four ring hob with extractor over, space for fridge freezer and washing machine, UPVC double glazed window to the front. Wood effect flooring.

FIRST FLOOR ACCOMODATION

LANDING
Hatch to loft space.

MASTER BEDROOM
4.470 x 2.870 (14'7" x 9'4")
Double room to the rear of the property, including spacious walk in wardrobe. UPVC double glazed window to the rear.

BEDROOM TWO
4.010 x 2.580 (13'1" x 8'5")
Double room to the front of the property. UPVC double glazed window to the front.

BEDROOM THREE
3.000 x 2.290 (9'10" x 7'6")
A good sized room to the front of the property. UPVC double glazed window to the front.

FAMILY BATHROOM
Suite comprising of low level WC, pedestal hand basin and panelled bath with waterfall shower and hand held attachment over. Part tiling to the walls, vinyl flooring and extractor fan.

OUTSIDE
To the front of the property is a parking space and the rear garden is laid mainly to lawn with a paved patio area to the rear of the garden and side access gate.

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.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

FLOORPLANS/ MEASUREMENTS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

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

rightmove ZOOPLA

clubleys.com

Estate Agents | Lettings Agents | Chartered Surveyors

GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.

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
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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.

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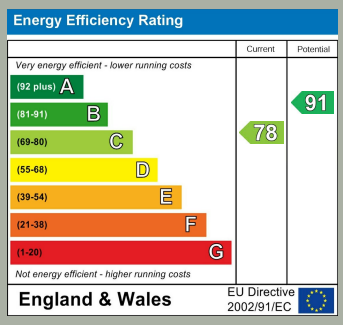
1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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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.