



Welcome to this charming terraced house located on Spitfire Drive in the town of Brough, this delightful property boasts a cosy reception room, perfect for relaxing or entertaining guests. With two good sized lovely bedrooms, there is ample space for a small family or guests to stay over. The house also features a family bathroom for your convenience.

Situated in a peaceful neighbourhood, this property offers a wonderful opportunity to create a warm and inviting home. Whether you are looking to step onto the property ladder or seeking a new investment, this house is full of potential. Don't miss out on the chance to make this lovely terraced house your own in the heart of Brough.

East Riding of Yorkshire Council Tax Band - B
Tenure - Freehold
EPC rating - B

THE ACCOMMODATION COMPRISIES**GROUND FLOOR****ENTRANCE HALL**

Front entrance door leads into the hallway with stairs off to the first floor.

LIVING ROOM

3.93m max x 2.91m max (12'10" max x 9'6" max)
A spacious living room to the front elevation.
Television and telephone point.

INNER HALL**CLOAKROOM**

Suite comprising of low level WC and pedestal hand basin. Vinyl flooring, part tile to wall and extractor fan.

DINING KITCHEN

4.52m x 2.82m max (14'9" x 9'3" max)
Having a good range of modern wall and floor units with complimentary work surfaces and splashback incorporating sink unit, integrated oven, four ring ceramic hob with chimney extractor over, fridge freezer, washer dryer and dishwasher. Cupboard housing boiler, recessed storage cupboard housing consumer unit and wifi. Vinyl flooring and patio doors with side glazed panels open onto the rear garden.

FIRST FLOOR**LANDING**

With hatch to loft space.

MASTER BEDROOM

3.56m x 3.35m (11'8" x 10'11")
Good sized double room to the front of the property with two storage cupboards.

BEDROOM TWO

3.40m x 2.54m (11'1" x 8'3")
Double room to the rear of the property.

FAMILY BATHROOM

2.02m x 1.89m (6'7" x 6'2")
Modern suite comprising of panelled bath with shower over, pedestal hand basin and low level WC. Part tiling to the walls, vinyl flooring and extractor fan.

OUTSIDE

To the front of the property a paved pathway leads to

the property with a small lawned area and decorative planting.

To the rear there is a good sized lawned area and paved patio area adjacent to the property. Paved pathway leads to the rear access gate. To the rear there are two allocated car parking spaces.

ADDITIONAL INFORMATION**SERVICES**

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

APPLIANCES

None of the appliances have been tested by the agents.

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Estate Agents | Lettings Agents | Chartered Surveyors

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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	Current	Potential
Very energy efficient - lower running costs		98
(92 plus) A		
(81-91) B	84	
(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.