



16, Oak Drive,  
Brough, Newport, HU15 2QU  
£195,000





## ABOUT THE PROPERTY

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\*\*\*NO ONWARD CHAIN\*\*\*

Located on Oak Drive, Newport, Brough, this delightful detached bungalow offers two well-proportioned bedrooms.

Spanning an inviting 667 square feet, the bungalow boasts a practical layout that maximises space and functionality offering two good sized bedrooms, well maintained kitchen and shower room.

The location on Oak Drive is particularly appealing, being within easy reach of local amenities. Residents can enjoy the benefits of nearby shops, parks, and transport links, making it a convenient choice for everyday living.

This bungalow presents an excellent opportunity for those looking to settle in a quiet location without compromising on accessibility. Whether you are a first-time buyer or seeking a low-maintenance home, this property is sure to impress. Do not miss the chance to make this charming bungalow your new home.

Tenure - Freehold  
Council Tax Band - B  
EPC - C









Tenure: Freehold  
East Riding of Yorkshire  
Band: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door leads into the hallway, giving access to all the rooms.

### KITCHEN

3.02mx 2.69m (9'10"x 8'9")

Fitted with range of light wood effect wall and floor units with complimentary work surfaces, stainless steel sink unit with mixer tap and tiled splashback. Integrated electric oven, electric hob with extractor over, plumbing for washing machine. Window to front elevation.

### LOUNGE

4.90m x 3.89m (16'0" x 12'9" )

With electric fire in feature surround, French doors to rear garden.

### BEDROOM 1

4.29m x 3.18m (14'0" x 10'5")

Range of fitted furniture including wardrobes, drawers and bedside tables. Window to side elevation.

### BEDROOM 2

3.33m x 2.64m (10'11" x 8'7" )

Fitted wardrobes and bedside tables, window to side elevation.

### SHOWER ROOM

Suite comprising fitted shower cubicle, hand basin and low flush WC. Window to front elevation.

### OUTSIDE

The property occupies a corner plot with gardens to three sides. The driveway offers ample off street parking leading to a single garage. The enclosed rear garden is lawned with flower borders and a patio area.

## 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.

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

#### SERVICES

Mains electricity, water and drainage are connected.

#### APPLIANCES

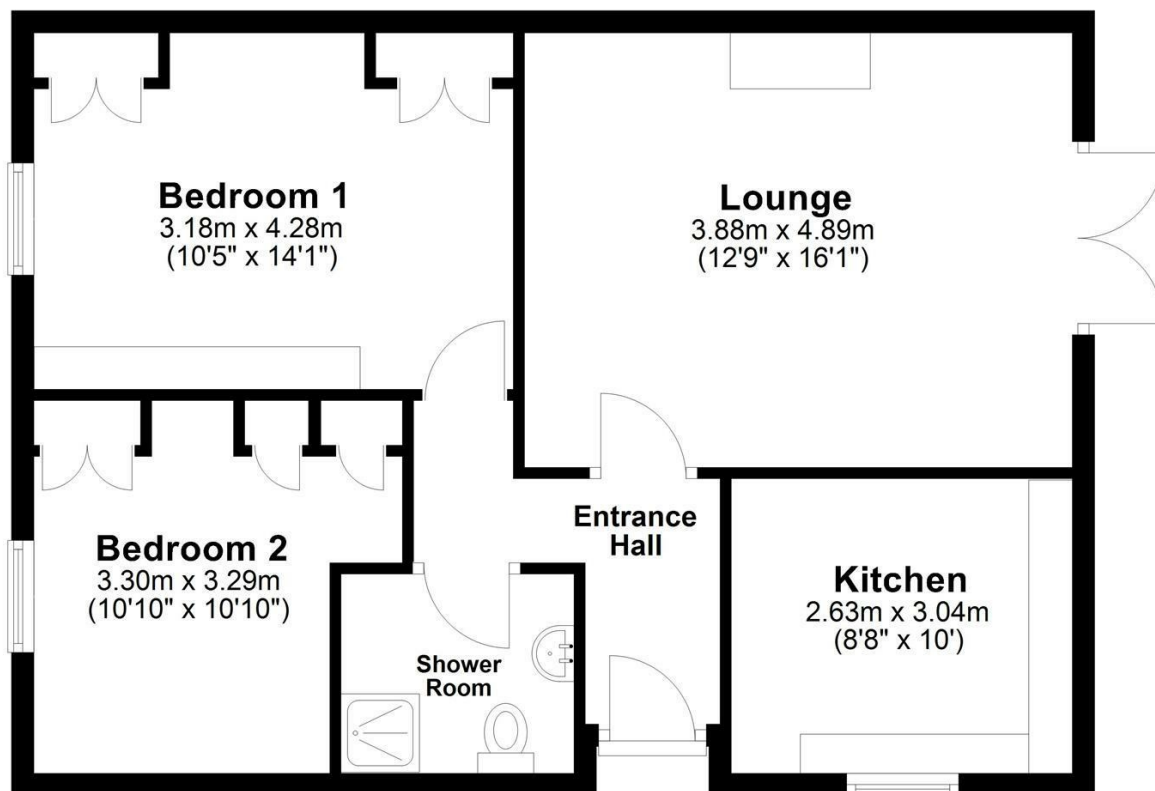
None of the appliances have been tested by the agent.







## Ground Floor



### 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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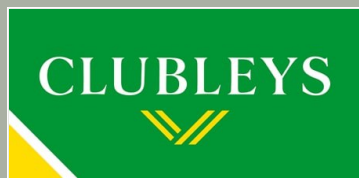
### MORTGAGES

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](mailto: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) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.