



25, Constable Way,
Brough, HU15 1GQ
Guide Price £324,000



ABOUT THE PROPERTY

Positioned within a popular residential spot on Constable Way in Brough. This exquisite four-bedroom link-detached house built in 2006 and spans an impressive 1,346 square feet (approx) beautifully presented throughout, making it an ideal family home.

Incorporates a welcoming entrance hall that leads to a well-appointed study, perfect for those who work from home, the spacious living room provides an area for relaxation, while the adjoining dining room is a great additional space. A fitted kitchen equipped with modern appliances to cater to all your culinary needs. A convenient cloakroom and utility room add to the practicality of the ground floor.

The conservatory invites natural light and offers a serene space to unwind, overlooking the garden. The first floor boasts four generously sized bedrooms, two of which benefit from ensembles.

A attached garage provides additional storage or parking space, enhancing the overall appeal of this delightful home. With its thoughtful layout and modern amenities.







Tenure: Freehold
East Riding Of Yorkshire
Band: E

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

With stairs off, laminated flooring, pendant light fitting, doors leading to...

STUDY

2.64 x 2.21 (8'7" x 7'3")

UPVC double glazed window to front aspect, radiator and pendant light fitting.

LIVING ROOM

5.62 x 3.12 (18'5" x 10'2")

UPVC double glazed patio doors leading to rear garden, and window to front aspect. Contemporary wooden fire place with granite effect inset and hearth, housing chrome gas effect fire. Laminated flooring, radiator, pendant light fittings x 2

DINING ROOM

3.44 x 2.62 (11'3" x 8'7")

UPVC double glazed sliding patio doors, pendant light fitting, radiator, leading to...

CONSERVATORY

3.42 x 2.69 (11'2" x 8'9")

UPVC double glazed bifold doors opening out into rear garden. Glazed roof and electric underfloor heating with thermostatic timer. Down lights.

KITCHEN

3.65 x 2.34 (11'11" x 7'8")

UPVC double glazed window to front aspect. Range of beech effect base and wall mounted units with display cupboard and complimentary worktops. Integrated gas hob, electric oven, extractor hood and fridge/freezer, dishwasher. Sink and a half drainer and mixer taps. Tiled floor and down lights. Understairs storage cupboard and archway leading to...

UTILITY ROOM

Base units with worktops and stainless steel sink, with plumbing for washer. Wall mounted gas central heating boiler. Tiled floor and external door giving side access to the garden.

CLOAKROOM

Low level WC, pedestal wash basin and tiled splashback. Extractor fan and tiled floor.

FIRST FLOOR

LANDING

Storage cupboard, housing hot water tank, hatch to loft space, with ladder access, power supply, light and part boarded.

MASTER BEDROOM

3.33 x 3.14 (10'11" x 10'3")

UPVC double glazed window to front elevation. Built in wardrobe, radiator and pendant light fitting. Leading to...

ENSUITE

UPVC double glazed window to front elevation, white suite comprising low level WC, pedestal wash basin and shower cubicle with mains fed shower. Extractor fan, half tiled walls and down lights.

BEDROOM TWO

3.34 x 2.65 (10'11" x 8'8")

UPVC double glazed window to rear elevation. Built in wardrobe, radiator and pendant light fitting. Door leading to...

ENSUITE

White suite comprising, shower cubicle with mains fed shower, low level WC and pedestal wash basin, down lights. Extractor fan, half tiled walls.

BEDROOM THREE

2.54 x 2.45 (8'3" x 8'0")

UPVC double glazed window to rear elevation, built in wardrobe, pendant light fitting and radiator.

BEDROOM FOUR

2.98 x 2.07 (9'9" x 6'9")

UPVC double glazed window to front elevation, pendant light fitting and radiator.

MAIN BATHROOM

UPVC double glazed window to side aspect. White suite comprising low level WC pedestal wash basin, panel bath with mixer tap shower attachment. Extractor fan, half tiled walls, tiled floor and down lights.

OUTSIDE

GARAGE,

Up and over door to front and personal door access from rear garden, power supply and lighting.

FRONT GARDEN

Wrought iron low level railings and gate. Lawn and soft planting. Pathway leading to driveway and side access to the property, with gated access.

REAR GARDEN

High level timber boundary fencing, mature shrubs and trees. Paved patio area, mainly laid to lawn with hard standing to the back of the garden, ideal for a shed.

ADDITIONAL INFORMATION

EPC RATING -

COUNCIL TAX - Band E

*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.

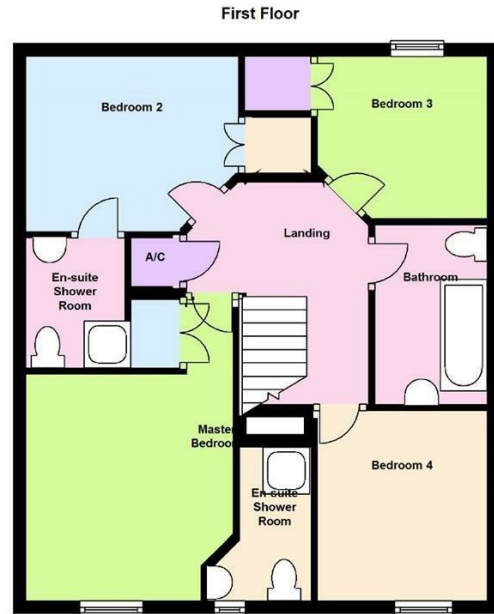
SERVICES

Mains eater, drainage, gas and electricity are connected to property

APPLIANCES

No appliances have been tested by the agent.





Total area: approx. 114.6 sq. metres (1233.0 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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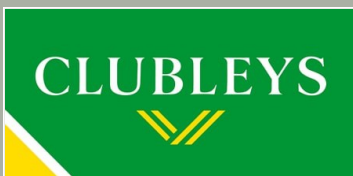
MORTGAGES

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	73	83
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.