



99, Blackburn Avenue,
Brough, HU15 1ER
£155,000



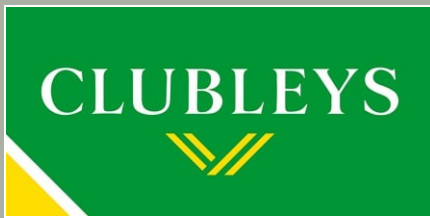
WOW! SIMPLY DO NOT HESITATE ARRANGE YOUR VIEWING TODAY!!

A well presented mid terraced, two bedroom house situated in the popular residential location of Blackburn Avenue. The property is an ideal starter home and would appeal to the investor market with the benefit of courtyard parking and generous private rear garden.

The accommodation briefly comprises: Entrance hall, kitchen, living room to the ground floor. To the first floor are two double bedrooms and a bathroom. The sizable rear garden is fully enclosed and provides a wonderful area in which to enjoy the warmer months.

Early viewings are highly recommend.

Tenure: Freehold
East Riding of Yorkshire Council Band B
EPC Rating - C



Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Entering through wooden glazed door the entrance hall having solid wood flooring. Window to the front elevation and stairs to first floor accommodation.

KITCHEN

2.31 max x 2.98 x 1.69 (7'6" max x 9'9" x 5'6")
Pale high gloss wall and floor units with complimentary work surfaces. Double stainless steel fan electric oven, stainless steel four ring gas hob with extractor hood over. Composite one and a half bowl unit, plumbing and space for automatic washing machine. Space for fridge freezer.

LIVING ROOM

3.59 x 4.33 (11'9" x 14'2")
Great open room. Solid wood flooring, dado rail, ceiling coving. Feature electric fire with wooden mantel. Patio doors leading to rear garden.

FIRST FLOOR

LANDING

Ceiling coving.

BEDROOM ONE

3.59 x 2.63 (11'9" x 8'7")
To the rear aspect of the property. Ceiling Coving.

BEDROOM TWO

3.60 x 3.01 max (11'9" x 9'10" max)
Cupboard housing central heating gas boiler. Hatch providing access to the loft space. Ceiling coving and television point.

BATHROOM

1.91 x 1.67 (6'3" x 5'5")
Three piece suite comprising vanity sink unit with storage underneath low flush WC. Double walk in mains fed shower unit with glass screen, chrome towel radiator. Recessed ceiling spotlights, tiling to walls.

EXTERNAL

The front garden has a paved path leading to the front door with a gravelled border. The attractive rear garden has a paved patio area adjoining the house

with a lawn area and fencing to the perimeter The rear garden has been throughoughly loved by the vendors provides a good degree of privacy and bespoke built planters, perfect for those budding gardeners. There is allocated parking space which are situated in a courtyard.

ADDITIONAL INFORMATION

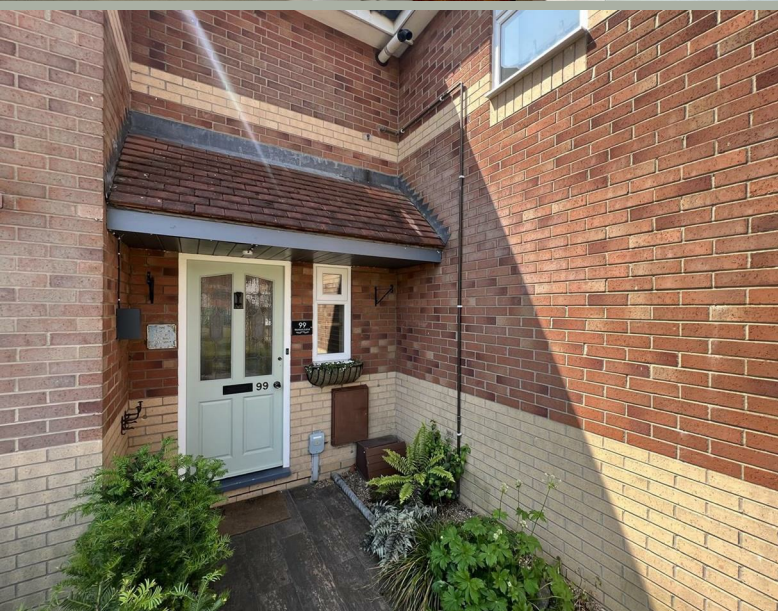
SERVICES

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

APPLIANCES

No appliances have been tested by the Agent.

clubleys.com



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

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

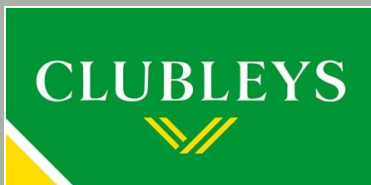
FREE VALUATIONS FOR SALE

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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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.