

CLUBLEYS



12, Husthwaite Road,  
Brough, HU15 1TF  
£240,000



## ABOUT THE PROPERTY

Located on an exceptional corner plot this spacious and thoughtfully designed three storey four bedroom end town house has a delightful garden within this popular residential development. Offers

the most versatile of accommodation, the attractive layout is modern but conventional and briefly comprises, entrance hall, utility room and bedroom with en suite shower room to the ground floor. To the first floor there is a living room, kitchen, dining room and cloakroom. A further three bedrooms are located on the second floor, with the master having a walk in dressing room and en suite with a further family bathroom. There is a beautiful landscaped garden to the rear of the property which offers a good degree of privacy, side lawned area and a driveway to the front leading to a single garage.

Tenure - Freehold

Council Tax Band - D

Epc - C







#### THE ACCOMMODATION COMPRISSES

##### GROUND FLOOR

##### ENTRANCE PORCH

Entrance porch with storage cupboard. Composite door leads into..

##### ENTRANCE HALL

This spacious hallway has a recessed cupboard housing the hot water tank, additional recessed storage cupboard and leads into the fourth bedroom, gives access to the utility and stairs off to the first floor.

##### UTILITY ROOM

1.59m max x 1.11m (5'2" max x 3'7")

Comprising of wood effect floor units with complementary work surfaces, space for washing machine and tile effect vinyl flooring.

##### BEDROOM FOUR

3.68m x 3.44m (12'0" x 11'3")

A good sized room with double patio doors opening into the rear garden.

##### SHOWER ROOM

2.49m x 1.17m (8'2" x 3'10")

White suite comprising low level Wc, pedestal hand basin and double shower cubicle with mains fed shower. There is full tiling to the shower area, part tiling to walls and wall mounted vanity with mirrored doors. Vinyl tile effect flooring and extractor.

##### FIRST FLOOR

##### LANDING

##### LIVING ROOM

4.95m x 3.97m (16'2" x 13'0")

A spacious room with feature julliette balcony, modern style pebble effect electric fire with marble effect inset and hearth and a light wood surround. Tv, telephone point and fibre optic broadband point.

##### KITCHEN

3.80m x 2.17m (12'5" x 7'1")

An excellent range of wooden effect wall and floor units with complementary work surfaces comprising a stainless steel one and a half bowl sink unit with mixer tap, chrome and black Neff integrated oven, four ring Neff gas hob with concealed extractor over, cupboard housing central heating boiler and feature spice draws. Archway into..

##### DINING ROOM

3.05m x 2.68m (10'0" x 8'9")

Dining room providing a good sized space for all the family.

##### CLOAKROOM

2.17m x 1.28m (7'1" x 4'2")

White suite comprising low level Wc, pedestal hand basin, part tiling to walls and vinyl tile effect flooring. Extractor fan.

##### SECOND FLOOR

##### LANDING

##### MASTER BEDROOM

3.97m x 3.19m (13'0" x 10'5")

A lovely sized room to the front of the property opening into the..

##### DRESSING AREA

2.90m x 2.02m (9'6" x 6'7")

Comprising of two double sliding wardrobes in light wood with mirrored doors.

##### EN SUITE SHOWER ROOM

2.02m x 1.97m (6'7" x 6'5")

White suite comprising low level Wc, pedestal hand basin and shower cubicle with mains fed shower. Full tiling to shower, part tiling to walls, vinyl tile effect flooring and wall mounted vanity unit with mirrored doors.

##### BEDROOM TWO

3.07m x 2.63m (10'0" x 8'7")

To the rear of the property.

##### BEDROOM THREE

3.07m x 2.26m (10'0" x 7'4")

To the rear of the property.

##### FAMILY BATHROOM

2.24m x 2.02m (7'4" x 6'7")

White suite comprising of low level Wc, pedestal hand basin, panelled bath with mains fed shower over, full tiling to bath/shower, part tiling to walls and wall mounted vanity unit with mirrored door. Vinyl tile effect flooring and extractor fan.

##### OUTSIDE

Well designed driveway which is partly block paved providing excellent off street parking and leads to the ..

##### GARAGE

Single garage with up and over door. Power and light.

##### SIDE GARDEN AREA

This good sized side garden area is laid to lawn and has wrought iron fencing to the border with mature shrubbery and side pathway leads to the..

##### REAR GARDEN

A well thought out landscaped rear garden boasting a delightful decorative paved raised patio area . A step down leads to a further good sized space which is laid to gravel and leads to a further seating area laid to grey slate stone with a feature Pergola.

##### 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.

##### SERVICES

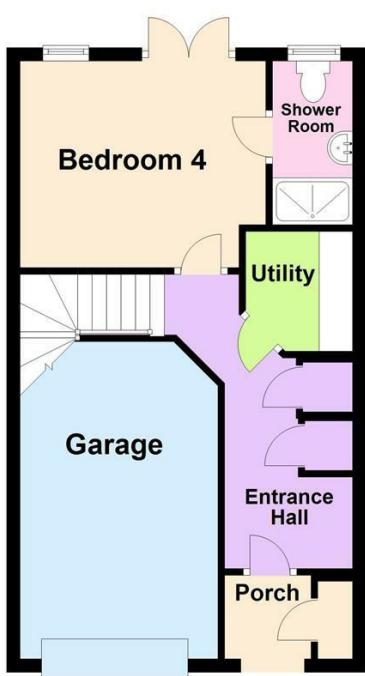
Mains water, electricity, gas and drainage.

##### APPLIANCES

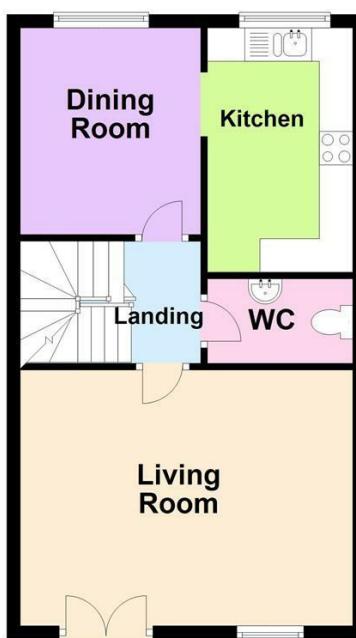
No Appliances have been tested by the Agent.



## Ground Floor



## First Floor



## Second 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>. 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](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)	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		76	84
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.