

CLUBLEYS



12, West Close,
Brough, Newport, HU15 2QB
£220,000



ABOUT THE PROPERTY

Fantastic family home. Having been extensively upgraded and extended by the current owners this property to a high standard not only inside but the outside has been transformed.

Briefly comprising of entrance hall, living room, dining room, breakfast kitchen, cloakroom with utility space to the ground floor. The first floor allows for three double bedrooms all with fitted wardrobes and family bathroom with separate WC.

Attention to detail has been paid when renovating this property throughout and viewing is strongly recommended.

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band B.







THE ACCOMMODATION COMPRISSES

GROUND FLOOR

ENTRANCE HALL

Composite front door gives entry to the property. Staircase leading to the first floor.

LIVING ROOM

3.44 x 4.88 (11'3" x 16'0")

A fantastic sized room with window to the front and rear elevation. Electric modern recessed feature fireplace. Television point.

DINING ROOM

3.35 x 3.71 (10'11" x 12'2")

A further good sized room with window to the front. Understairs storage cupboard. Television point. Access through to kitchen.

KITCHEN

3.12 x 4.82 x 3.56 (10'2" x 15'9" x 11'8")

Impressively designed modern kitchen comprising of curved high gloss wall and floor cabinets including deep pan drawers. Slimline worksurfaces incorporating moulded composite sink unit with mixer tap and drainer. Space for range cooker. Double extractor fan. Spot lights to ceiling, under counter and plinth lighting. Window to side aspect and French doors to rear garden.

CLOAKROOM/UTILITY

1.05 x 2.08 (3'5" x 6'9")

Low level WC with vanity hand basin with under sink storage. Space and plumbing for washing machine. Wall and base units with slimline worktop.

FIRST FLOOR

LANDING

Window to rear aspect.

MASTER BEDROOM

3.57 x 3.36 (11'8" x 11'0")

Generous bedroom to the front aspect. With ample fitted storage above the bed. Fitted wardrobes. Television point.

BEDROOM TWO

3.40 x 3.12 (11'1" x 10'2")

A further generous bedroom to the front aspect. Fitted wardrobes.

BATHROOM

2.54 x 1.42 plus recess (8'3" x 4'7" plus recess)

Modern suite comprising of bath with central mixer tap with shower over. Pedestal hand basin. Tiling to walls and flooring. Towel radiator. Window to rear aspect.

WC

Low level WC. vanity sink unit with storage underneath.

BEDROOM THREE

2.42 x 2.70 (7'11" x 8'10")

Double bedroom to the rear aspect. Fitted wardrobes.

EXTERNAL

The front of the property is gravelled for ease with flagstone pathway. With timber fencing and gate to rear garden.

The rear garden allows for composite decking and is generous in size with mainly laid to lawn. Timber fencing to boundaries.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agents.



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.



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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		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.