

****£10,000 ALLOWANCE TOWARDS DEPOSIT** -**

Aire Close is a popular location on this modern development. With easy access to A63/M62. Brough is a thriving community benefiting from good local transport links, schools and the Yorkshire Wolds on your door step. This quiet cul-de-sac is home to this beautiful three bed semi detached house, which has the benefit of a garden room with bifolds.

A driveway and garage is another additional benefit (part of the garage has been converted into a home office). This property is stylishly designed and feels light and airy. The kitchen is both functional and contemporary, whilst the lounge provides a feature media wall & inset real flame fire. There is also a ground floor cloakroom. Master bedroom with ensuite and two further bedrooms plus family bathroom.

Must be viewed!



ACCOMODATION COMPRISSES

ENTRANCE HALLWAY

With stairs to the first floor off.

KITCHEN

4.88 x 3.38 (16'0" x 11'1")

With a range of base, wall mounted units & modern contrasting worktops with upstands and breakfast bar providing additional cupboard space underneath. One and half bowl sink drainer with mixer tap. Integrated oven, four ring gas hob, extractor over and dishwasher. Plumbed for washer and space for "American style fridge/freezer". Windows to front and rear.

LOUNGE

4.88 x 3.38 (16'0" x 11'1")

With a feature media wall and inset feature electric fire. Window to front elevation and double doors leading to garden room.

GARDEN ROOM

5.28 max x 3.40 max (17'3" max x 11'1" max)

With bifold doors opening out towards the rear garden. Two Velux windows. Door leading to external access to the side.

CLOAKROOM

Low level WC and pedestal wash basin, tiled splashback.

FIRST FLOOR

LANDING

Window to side elevation.

BEDROOM ONE

3.40 x 2.92 (11'1" x 9'6")

Window to front elevation.

ENSUITE

Comprising of shower enclosure, vanity wash basin, low level WC, tiled splashbacks, window to front elevation.

BEDROOM TWO

3.15 max x 2.67 (10'4" max x 8'9")

Window to front elevation, built in wardrobes.

BEDROOM THREE

2.13 x 2.11 (6'11" x 6'11")

Window to rear elevation.

BATHROOM

Suite comprising, panel bath, pedestal wash basin and low level WC, storage cupboard, down light and window to rear elevation.

OUTSIDE

To the front of the property there is a lawned garden and a side driveway providing parking and leads to a single garage. The rear of the garage has been converted to a home office, with power and light and storage area. The enclosed rear garden has a patio area, lawn and raised borders.

ADDITIONAL INFORMATION

EPC - Rating D

COUNCIL TAX - Band C

*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 gas, electricity, water and drainage are connected.

APPLIANCES

None of the appliances have been tested by the agent.





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

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(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.