

CLUBLEYS



7, Turner Close,
Brough, HU15 1GU
£205,000



ABOUT THE PROPERTY

£10,000 ALLOWANCE TOWARDS DEPOSIT

This three storey townhouse offers versatile family accommodation, located in a popular location in Brough, close to all the local amenities.

The heart of the home is located to the ground floor with a spacious open plan kitchen/family room and a further downstairs cloakroom.

To the first floor is a spacious sitting room, double bedroom and family bathroom. To the second floor is a master suite with en suite shower room and a further double bedroom.

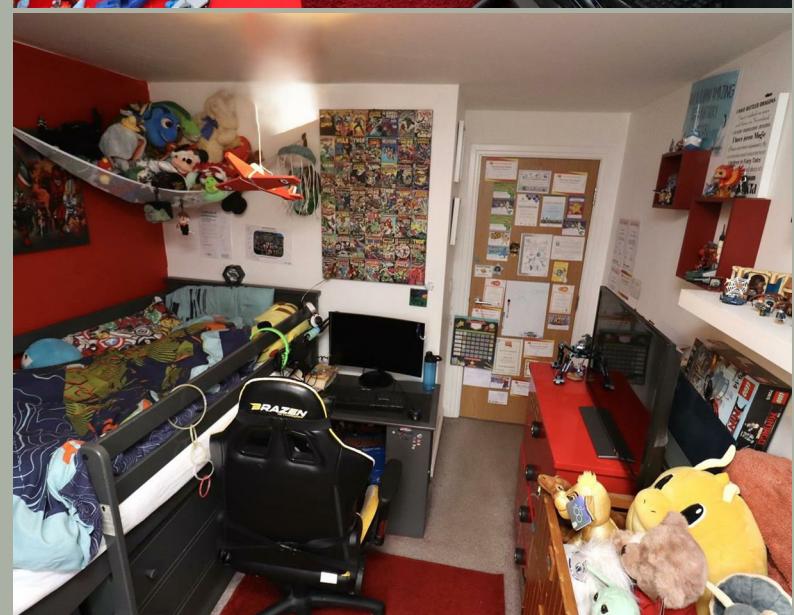
Outside there is a driveway providing off street parking and a well maintained rear garden.

Tenure - Freehold

Tax Band - D

Epc -Tbc





THE ACCOMMODATION COMPRISES**ENTRANCE HALL**

Front entrance door leads into the hallway with stairs to the first floor.

CLOAKROOM

Suite comprising of low level WC and pedestal wash hand basin. Wall mounted central heating boiler.

OPEN PLAN DINING KITCHEN/FAMILY ROOM

8.22m x 3.77m (26'11" x 12'4")

A superb space offering versatile family accommodation with an excellent range of base, wall and floor units with complimentary work surfaces, stainless steel sink unit with mixer tap, Range style cooker with extractor over, integrated dishwasher, fridge freezer and washing machine. Understairs storage cupboard, recessed spotlights and french doors leading into the rear garden.

FIRST FLOOR LANDING

Having a staircase off leading to the second floor and storage cupboard housing the hot water tank.

SITTING ROOM

4.19m x 3.78m (13'8" x 12'4")

A bright spacious family room with two windows to the rear elevation.

BEDROOM THREE

3.55m x 2.78m max (11'7" x 9'1" max)

Double room with a part sloping ceiling, having a lovely range of fitted wardrobes and shelving space.

FAMILY BATHROOM

2.64m x 1.66m (8'7" x 5'5")

Modern suite with part sloping ceiling comprising of panelled bath, low level WC and pedestal wash hand basin. Part tiling to the walls.

SECOND FLOOR**BEDROOM TWO**

3.79m x 3.55m (12'5" x 11'7")

Double room with a range of fitted wardrobes with hanging and shelving space.

MASTER BEDROOM

4.18m x 3.09m (13'8" x 10'1")

Spacious master suite with a range of fitted wardrobes with shelves and hanging space.

EN SUITE SHOWER ROOM

1.84m x 1.82m (6'0" x 5'11")

Suite comprising of low level Wc, shower cubicle and pedestal wash hand basin. Heated ladder towel radiator.

OUTSIDE

To the side of the property is a driveway providing off street parking, the front garden has been planted with shrubbery and the rear garden is laid mainly to lawn.

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 gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.



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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		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.