



This delightful detached true bungalow offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this property is ideal for families or those seeking single floor accommodation for ease.

The accommodation briefly comprises: a spacious and well-lit lounge, fitted kitchen, adjacent to the kitchen you will find a welcoming spacious conservatory adding an extra dimension to the living space, allowing for an abundance of natural light and a lovely view of the well-maintained gardens.

The property boasts a private driveway and a garage, providing ample parking and storage solutions. This bungalow is not only a comfortable home but also a practical choice for modern living.

Don't miss the chance to make this charming bungalow your new home. Call us to view today!

## THE ACCOMODATION COMPRISSES

### ENTRANCE HALLWAY

Wooden external door to side aspect, recessed down lights, storage cupboard and hatch to loft.

### LOUNGE

5.19 x 3.54 (17'0" x 11'7")

UPVC double glazed window to front and side aspect, feature fireplace. TV and telephone point.

### FITTED KITCHEN

3.21 x 3.54 (10'6" x 11'7")

A range of modern cream base and wall mounted units with complimentary worktops. Stainless steel sink & half drainer, electric integrated hob and oven, with extractor hood over. Tiled splashbacks and flooring, recessed down lights, space for fridge/freezer and washer/dishwasher. Glass window and door leading to...

### CONSERVATORY

5.93 x 2.72 (19'5" x 8'11")

Polycarbonate roof, french doors leading into rear garden, tiled floor.

### BEDROOM ONE

3.54 x 3.68 (11'7" x 12'0")

UPVC double glazed window to side aspect, a range of fitted wardrobes with mirrored doors and overhead storage.

### BEDROOM TWO

3.61 x 2.65 (11'10" x 8'8")

UPVC double gazed window to side aspect, recessed cuboard.

### BEDROOM THREE

3.55 x 2.96 (11'7" x 9'8")

UPVC double glazed window to front aspect.

### SHOWER ROOM

2.73 x 1.65 (8'11" x 5'4")

UPVC double glazed window to side aspect, tiled flooring and splashbacks, heated towel rail, recessed down lights, extractor fan. A walk in shower, concealed low level WC, vanity wash basin.

### OUTSIDE

### FRONT & REAR

To the rear the property appears East facing there is a well established and maintained lawned garden with mature borders, side gate access, access to rear of garage and good size side driveway. The front garden is mainly gravelled for easy maintenance, with low level flower borders. Outside tap and power supply.

### GARAGE

The garage has an up and over door with power and light.

### 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, drainage, electricity and gas are connected.

### APPLIANCES

None of the appliances have been checked by the agent.





Total area: approx. 89.8 sq. metres (966.3 sq. feet)

#### 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](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.



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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 |                         | 65        |
| (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.