



A spacious family home offering significant living accommodation and five good size bedrooms. The thoughtfully designed and nicely presented accommodation briefly comprises entrance hall, living room, dining room, breakfast kitchen, utility room and cloakroom to the ground floor. There are three bedrooms to the first floor, one having en-suite shower room. To the second floor is a fantastic master suite which also includes an ensuite and bedroom five/walk in wardrobe. There is a good sized rear garden and side driveway providing off street parking and access to a garage.

Tenure - Freehold
Council tax band - F
EPC - C



Tenure: Freehold
East Riding of Yorkshire
BAND: F

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door leads into the spacious hallway with stairs off to the first floor. Under stairs storage cupboard and laminate flooring.

LIVING ROOM

5.61m x 3.63m (18'4" x 11'10")

With feature fireplace, and patio doors into the rear garden.

DINING ROOM

2.90m x 2.84m (9'6" x 9'3")

With window to the front elevation.

BREAKFAST KITCHEN

4.83m x 3.51m (15'10" x 11'6")

Having a good range of fitted wall and floor units with complimentary work surfaces and tiled splash backs incorporating sink unit, integrated stainless steel double oven, five ring gas hob with extractor hood over, dishwasher, fridge and freezer.. 'Karndean' flooring and archway into the..

ORANGERY

3.58m x 3.20m (11'8" x 10'5")

'Karndean' flooring, recessed spotlights and french doors opening onto the patio.

CLOAKROOM/UTILITY

Two piece suite comprising of pedestal hand basin and low level wc. Plumbing for washing machine. Laminate flooring.

FIRST FLOOR

LANDING

With recessed cupboard and stairs to the second floor.

BEDROOM ONE

5.08m x 4.09m (16'7" x 13'5")

A good sized double with fitted wardrobes. Door into..

EN SUITE

Suite comprising of shower cubicle, pedestal wash hand basin and low level Wc. Tiled floor.

BEDROOM TWO

4.39m x 3.63m (14'4" x 11'10")

Double room to the rear elevation.

BEDROOM THREE

3.35m x 2.46m (10'11" x 8'0")

Double room to the rear elevation with fitted wardrobes.

FAMILY BATHROOM

2.29m x 1.93m (7'6" x 6'3")

Modern suite comprising of low level Wc, panelled bath and pedestal wash hand basin. Tiled floor and extractor fan

SECOND FLOOR

LANDING

MASTER BEDROOM

4.93m x 4.22m (16'2" x 13'10")

Good sized master suite with recessed window and fitted wardrobes. door into..

ENSUITE

2.46m x 2.06m (8'0" x 6'9")

Suite comprising of shower cubicle, pedestal hand basin and low level Wc. Tiled floor and velux window.

BEDROOM FIVE/STUDY

With velux window.

OUTSIDE

To the front is a small lawned area and a side block paved driveway leads to the garage. The rear garden is laid mainly to lawn with paved patio and timber fencing to the boundary line.

ADDITIONAL INFORMATION

SERVICES

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

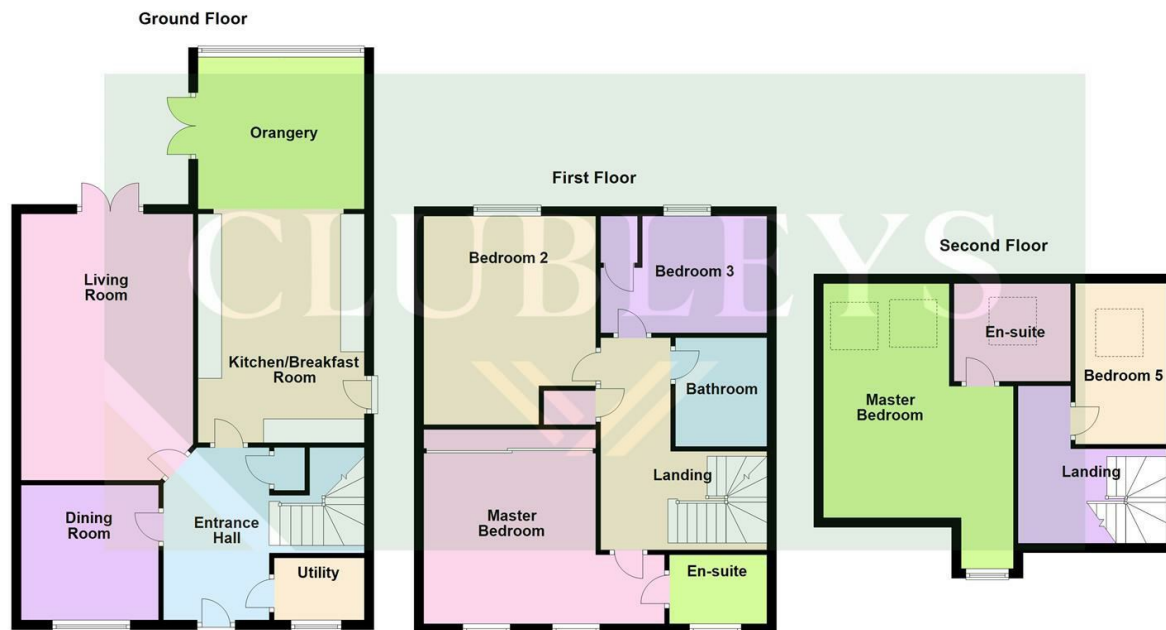
APPLIANCES

No appliances have been tested by the agent.

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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

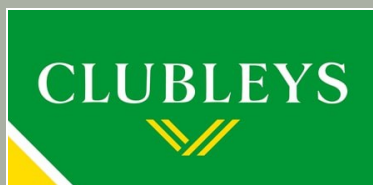
FREE VALUATIONS FOR SALE

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	72	78
(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

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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.