

77, Kingscroft Drive,  
Brough, HU15 1FH  
£220,000



## ABOUT THE PROPERTY

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Located conveniently for local amenities and schools, this three-storey family townhouse offers ample space. On the ground floor, you'll find an entrance hall, cloakroom, dining kitchen, living room extending into an orangery.

The first floor comprises of two bedrooms and a family bathroom, while the second floor features a master bedroom with an ensuite.

Outside there is parking for two cars and a lawned area to the front. The rear garden is private and has paved patio adjacent to the property with steps down to an artificial lawn.

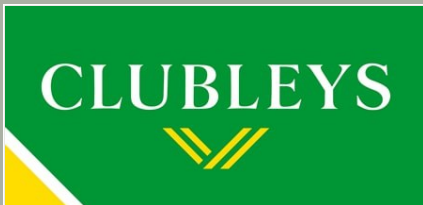
East Riding of Yorkshire Council band - D.

Tenure - Freehold

EPC - C







Tenure: Freehold  
East Riding of Yorkshire.  
Band: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

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

### CLOAKROOM

Suite comprising of low level Wc and pedestal hand basin. Part tile to walls and vinyl flooring.

### LIVING ROOM

4.20 x 3.96 (13'9" x 12'11")

Feature fireplace with marble effect hearth and surround. Extending into the orangery with spotlights, patio doors and back door off.

### BREAKFAST KITCHEN

5.49 x 2.95 (18'0" x 9'8")

Modern range of wall and floor units with complimentary work surfaces, one and a half bowl sink unit, four ring electric hob with contemporary extractor over, integrated dishwasher, washer/dryer, microwave, oven, double fridge and double freezer. Feature breakfast bar, vinyl flooring and recessed spotlights.

### FIRST FLOOR

Landing with stairs off to the second floor.

### BEDROOM TWO

3.96 x 3.78 (12'11" x 12'4")

Double room to the rear of the property.

### BEDROOM THREE

3.35 x 1.91 (10'11" x 6'3")

To the front of the property.

### FAMILY BATHROOM

Modern suite with panelled bath with hand held shower attachment, pedestal hand basin and low level Wc. Full tile to the walls and vinyl flooring.

## SECOND FLOOR

### MASTER BEDROOM

3.96 x 3.89 (12'11" x 12'9")

Master suite with velux windows to the ceiling and recessed cupboard.

### ENSUITE

Suite comprising of large shower enclosure with waterfall shower and hand held attachment. Panelled bath, wall mounted sink unit and low level Wc. Vinyl

flooring, tiling to the walls, extractor fan and chrome towel radiator.

## OUTSIDE

To the rear is a paved patio adjacent to the property with steps down to a further patio area and artificial lawn. Timber fencing to the boundary line. The front garden is laid to lawn. Two designated parking spaces.

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

## APPLIANCES

No appliances have been tested by the agents.

## EXTENDED LIVING ROOM

3.30 x 2.67 (10'9" x 8'9")

An extension to the living area this superb space has doors leading out the garden.





#### 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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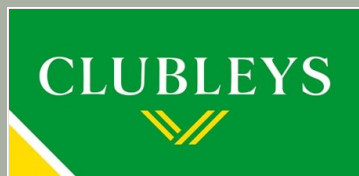
#### MORTGAGES

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.

#### 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.



1 Toft Court, Skillings Lane, Brough,  
East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	87
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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.