



12, Harrison Place,
Brough, Welton, HU15 1YT
Offers Over £280,000



Located at the head of a cul de sac this stunning three bedroomed semi detached property offers well appointed spacious family accommodation with contemporary interior design features.

Harrison Place is positioned on the Turpins Heath development in Welton being close to the village itself with its beautiful church, stream and pond.

Built in recent times by Beal Homes the property boasts a good sized living room, dining kitchen and cloakroom to the ground floor. To the first floor are three good sized bedrooms, master en suite and a family bathroom. Outside there are well maintained front and rear gardens and a block paved driveway leading to the garage.

Tenure - Freehold.
Tax Band - C
EPC - B



Tenure: Freehold
BAND:

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

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

LIVING ROOM

Well presented room with double windows to the front elevation and feature fireplace with marble effect inset and hearth housing a pebble effect fire.

DINING KITCHEN

5.13m x 3.00m (16'9" x 9'10")

Spacious dining kitchen with a good range of light coloured wall and floor units, complimentary work surfaces incorporating one and a half bowl stainless steel sink unit, integrated single oven, four ring gas hob with chimney extractor over and stainless steel splashback. Space for washing machine and recessed spotlights. to the ceiling. Opening into the dining..

DINING AREA

With patio doors opening into the rear garden.

CLOAKROOM

Modern suite comprising of low level Wc and pedestal hand basin with contemporary tiling to the walls and floor. Extractor fan and ladder radiator.

FIRST FLOOR

LANDING

With airing cupboard.

MASTER BEDROOM

3.86m x 2.90m (12'7" x 9'6")

Good sized master bedroom with double windows to the front elevation. Door into..

EN SUITE

Modern suite comprising of low level WC and pedestal wash hand basin. Modern tiling to the walls, wood effect flooring, tall ladder radiator and recessed spotlights to the ceiling. Extractor fan.

BEDROOM TWO

3.66m x 2.90m (12'0" x 9'6")

Double room to the rear elevation.

BEDROOM THREE

5.84m x 2.82m (19'1" x 9'3")

Double room to the front elevation with deep inset front window.

FAMILY BATHROOM

Modern suite comprising of low level Wc, pedestal hand basin and panelled bath with glass screen and shower over. Modern tiling to the walls, recessed spotlights and ladder radiator.

OUTSIDE

To the front of the property is a block paved driveway leading to the garage and a further lawned area with decorative shrubbery to the front. The rear garden is laid mainly to lawn with patio area adjacent to the property and timber fencing to the boundary line.

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.

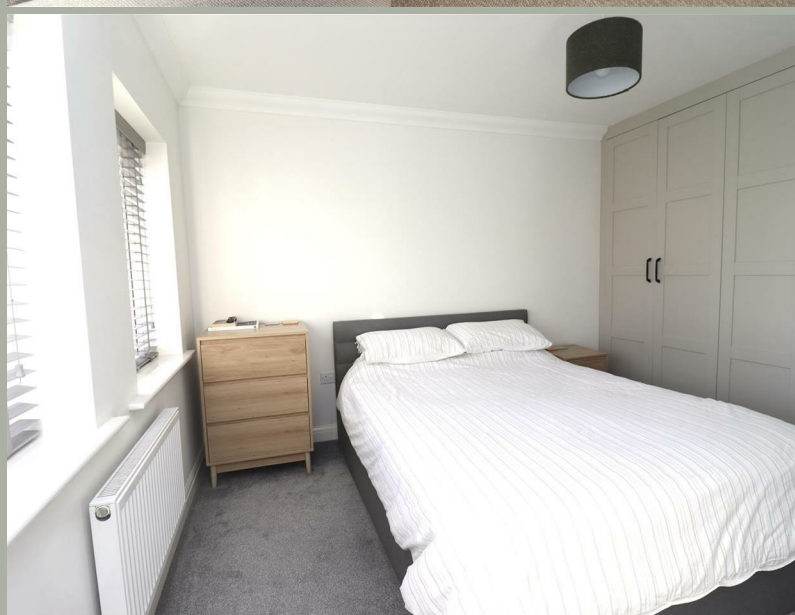
SERVICES

Mains gas, electricity, water and drainage are connected.

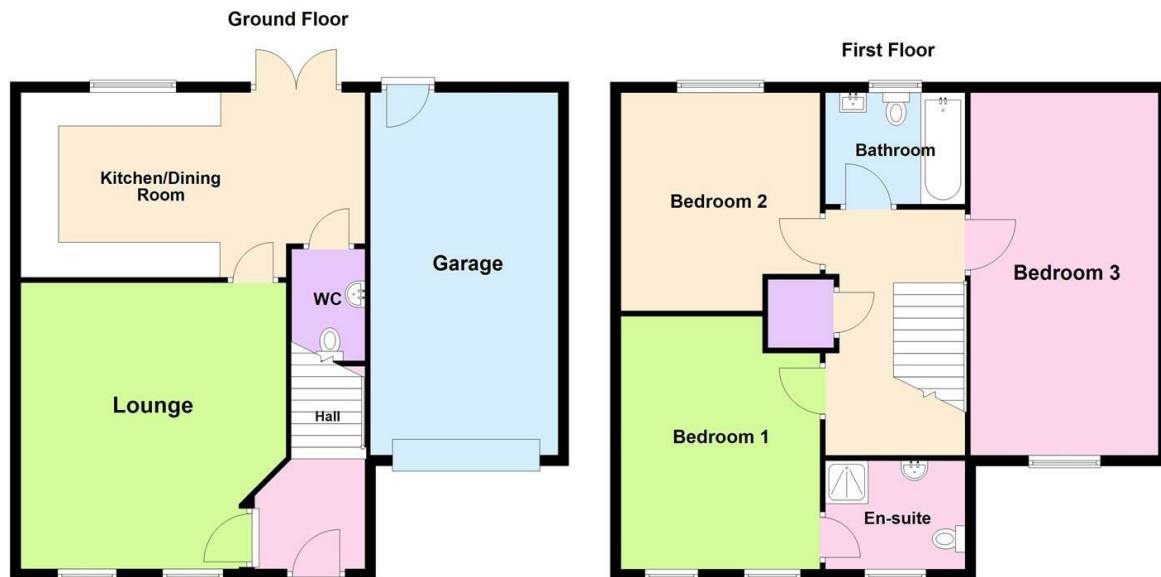
APPLIANCES

None of the appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



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

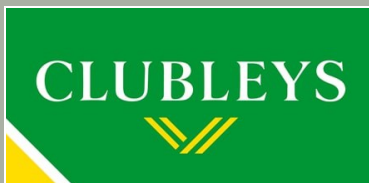
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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		92
(81-91) B	81	
(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

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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.