



8, Fairfield,
Brough, North Cave, HU15 2LD
Offers In Excess Of £205,000



ABOUT THE PROPERTY

A family home that ticks the boxes!

Situated in the popular village location of North Cave, perfect for commuting with link roads in and out of the village a short drive.

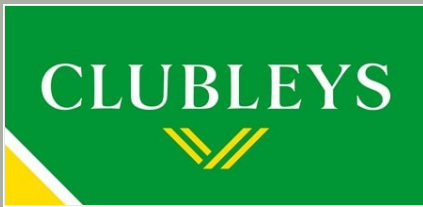
Much improved by the current owner to high standards, this delightful three bedroom extended semi-detached home is perfect for the growing family who love to entertain. With open plan aspect with the living room and dining room and modernised kitchen with utility room to the ground floor. To the first floor there are three good sized bedrooms and a bathroom. The front garden is paved and gravelled driveway with hedging to the boundaries, the rear garden having paved patio area and is laid to lawn with timber fencing.

This property is Freehold. East Riding of Yorkshire Council .Council Tax Band A.

We encourage early viewings to avoid disappointment!







THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Upvc front door leads into the entrance with stairs off to the first floor. Coving to the ceiling and laminate flooring.

CLOAKROOM

0.74 x 1.52 (2'5" x 4'11")

Low level WC. Laminate flooring.

LIVING ROOM

5.98 x 3.46 (19'7" x 11'4")

A light and airy room with wall mounted electric modern fire and television point open to...

DINING ROOM

3.14 x 2.91 (10'3" x 9'6")

With lantern roof and patio doors into the rear garden.

KITCHEN

3.45 plus recess x 2.55 (11'3" plus recess x 8'4")

Range of light coloured wall and floor units with complimentary butcher block style work surfaces and upstands. Incorporating a one and a half bowl sink unit, integrated oven, four ring electric hob with stainless steel modern chimney extractor over, space for washing machine and American style fridge freezer. Part tiling to the walls, laminate flooring and coving to the ceiling. Door into..

UTILITY ROOM

2.59 x 2.15 (8'5" x 7'0")

Range of floor units with complimentary work surface and space for tumble dryer. Back door off.

FIRST FLOOR

LANDING

Side aspect, loft access.

MASTER BEDROOM

3.43 x 3.35 (11'3" x 10'11")

A good sized double to the front of the property. Coving to the ceiling.

BEDROOM TWO

2.46 x 3.76 (8'0" x 12'4")

Another good sized double to the rear of the property. Coving to the ceiling.

BEDROOM THREE

2.41 x 2.72 (7'10" x 8'11")

To the front of the property with coving to the ceiling.

FAMILY BATHROOM

1.41 x 1.64 (4'7" x 5'4")

Comprising of pedestal hand basin and panelled bath with electric shower over. Recessed storage cupboard and part tiling to the walls.

OUTSIDE

FRONT GARDEN

Having been block paved adjacent to the property and a further area laid to stone provides ample off street parking for multiple cars. Side access gate gives access to..

REAR GARDEN

A generous space laid mainly to lawn with a paved patio area and timber fencing to the boundary

ADDITIONAL INFORMATION

SERVICES

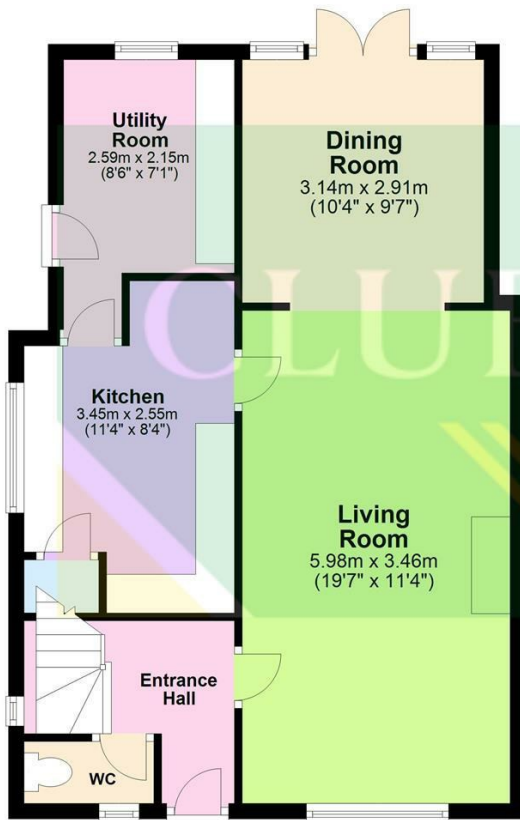
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor



First Floor



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

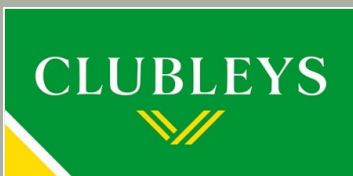
FREE VALUATIONS FOR SALE

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		84
(69-80)	C	72	
(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.