



34, Airedale Drive,
Brough, HU15 1US
Chain Free £210,000



ATTENTION FIRST TIME BUYERS

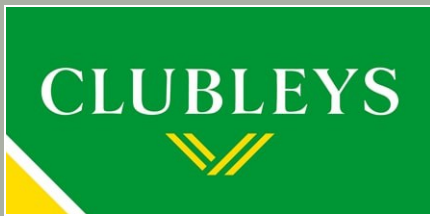
This impeccably presented home is available for sale in excellent move-in condition, and it comes with the added advantage of NO ONWARD CHAIN

Located in the sought-after village of Brough, within the new and thriving Harrier Chase development, this family home is a welcoming haven from the moment you enter. The living spaces are designed for comfort and togetherness, with the living room being a cosy hub for family gatherings. The dining kitchen adds to the inviting atmosphere, and the well-tended front garden and backyard provide spaces for family activities.

The first floor features three spacious bedrooms, master with ensuite and a family bathroom serves the first floor.

Outside, there is a small low-maintenance front garden and the rear garden is artificial lawned. The rear garden also includes a paved patio area, decking towards the far end, a storage shed, and gated access to the parking.

East Riding of Yorkshire Council band - C
Tenure - Freehold
EPC rating - B



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door leading into entrance hall with stairs to the first floor and LVT flooring.

CLOAKROOM

Suite comprising of low level WC, corner sink unit with tiled splashback and LVT flooring. Extractor fan.

LIVING ROOM

4.95m x 2.44m (16'2" x 8'0")

A well presented light and airy dual aspect room to the front and side of the property. Television point.

DINING KITCHEN

4.60m x 3.20m (15'1" x 10'5")

Full width kitchen with a good range of white high gloss wall and floor units with complimentary work surfaces and upstands incorporating a stainless steel sink unit, four ring gas hob with stainless steel chimney extractor over, integrated dish washer, washing machine and fridge freezer. LVT flooring and recessed under stairs storage cupboard. French doors open into the rear garden with perfect fit blinds.

FIRST FLOOR

LANDING

Hatch to loft space and storage cupboard.

MASTER BEDROOM

3.62m x 2.61m (11'10" x 8'6")

Lovely sized double room to the front of the property with double recessed storage cupboard.

EN SUITE

Contemporary suite comprising of low level Wc, pedestal hand basin and larger than average shower cubicle with thermostatic electric shower. Tiled splashback to the sink, tiling to the shower LVT flooring and extractor fan.

BEDROOM TWO

3.11m x 2.60m (10'2" x 8'6")

Double room to the rear of the property.

BEDROOM THREE

2.68m x 1.91m (8'9" x 6'3")

To the front of the property.

FAMILY BATHROOM

1.91m x 1.69m (6'3" x 5'6")

Contemporary bathroom suite comprising of panelled bath with modern mixer tap over, pedestal hand basin and low level WC. Tiled splashback to the sink unit, part tiling to the walls and extractor fan.

EXTERNAL

Paved pathway leads to the property with small garden to the front and side. The good sized rear garden is laid to artificial lawn with a rear access gate leading to courtyard parking. Timber fencing to boundary.

ADDITIONAL INFORMATION

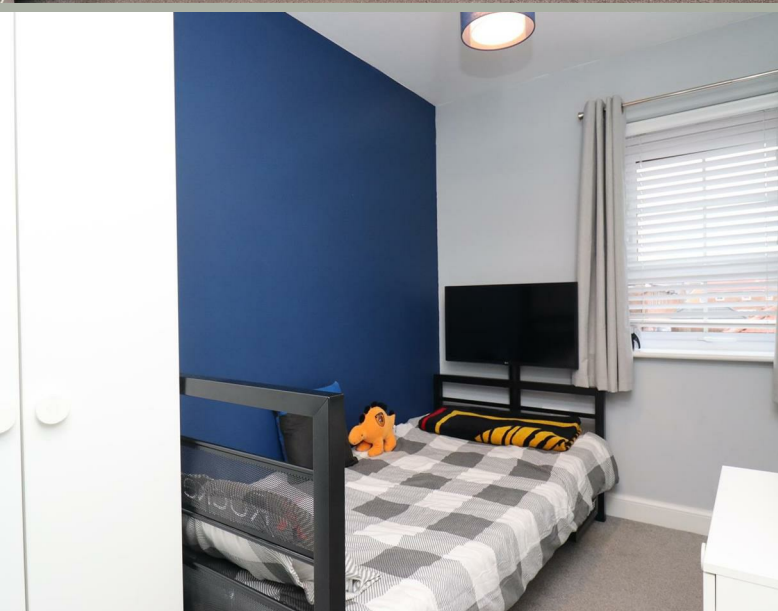
SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

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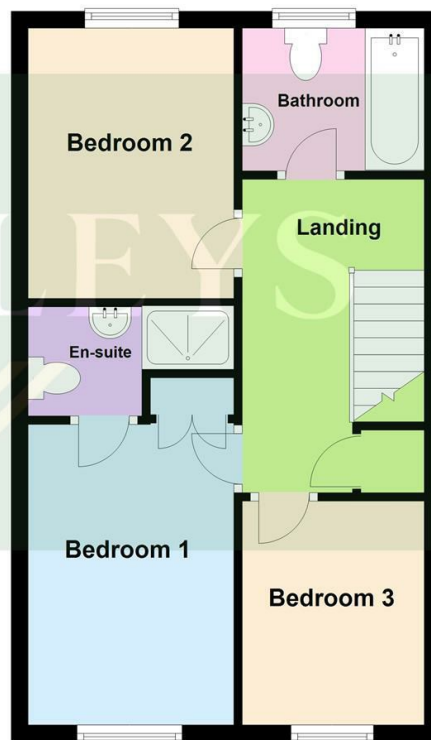


Estate Agents | Lettings Agents | Chartered Surveyors

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

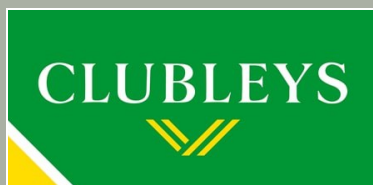
FREE VALUATIONS FOR SALE

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		96
(81-91) B	84	
(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.