



5, Fernland Close,
Brough, HU15 1DQ
£350,000



This spacious four bedroom detached family home which is nicely tucked away down Fernland Close off Augustus Drive is centrally situated in the popular location of Brough which not only has superb access to an array of amenities it also has excellent transport links.

The spacious layout briefly comprises; entrance hall, lounge, kitchen, dining room and cloakroom to the ground floor. Four bedrooms (master with en-suite) and family bathroom to the first floor.

This property provides a lovely sized rear garden, with further small piece of land adjacent to the beck.

There is also a double detached garage and large gravelled driveway providing ample off road parking.

Early viewing is essential to fully appreciate what this family home has to offer.

EPC - TBC
Council Tax Band - E
Tenure - Freehold



Tenure: Freehold
East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door leads into entrance hall with stairs leading to first floor accommodation and double doors leading into lounge.

LOUNGE

7.441 x 4.599 (24'4" x 15'1")

Dual aspect spacious lounge, UPVC double glazed windows to the front elevation, UPVC double glazed French doors open onto the rear garden, fireplace with wooden surround, marble effect inset and hearth housing coal effect fire, radiator and ceiling coving.

KITCHEN

4.694 x 3.966 (15'4" x 13'0")

Having a good range of wall and floor units with complementary work surfaces, breakfast bar, one and a half bowl sink unit with mixer tap, space/plumbing for washing machine, fridge and freezer. Integrated electric oven, four ring gas hob with concealed extractor over, two recessed cupboards and wall mounted central heating boiler. Tiled walls and flooring, breakfast bar, door leading to rear garden, further door leading into lounge/dining room and ceiling coving.

DINING ROOM

3.707 x 2.769 (12'1" x 9'1")

UPVC double glazed window to the front elevation, radiator, door leading into entrance hall and kitchen.

W.C

1.557 x 0.860 (5'1" x 2'9")

UPVC double glazed opaque window to the front elevation, low level W.C, wall mounted hand basin, radiator, tiled walls and flooring.

LANDING

Hatch for boarded loft access and ceiling coving.

BEDROOM ONE

4.696 x 3.206 (15'4" x 10'6")

UPVC double glazed suspended bay window to the front elevation, fitted wardrobes, radiator, access to en-suite and ceiling coving.

ENSUITE

2.387 x 1.889 (7'9" x 6'2")

UPVC double glaze opaque window to the front, pedestal wash hand basin, recessed shower cubicle, tiled walls, vinyl flooring and radiator.

BEDROOM TWO

4.221 x 2.971 (13'10" x 9'8")

UPVC double glazed window to the rear, fitted wardrobes, radiator and ceiling coving.

BEDROOM THREE

3.327 x 2.986 (10'10" x 9'9")

UPVC double glazed window to the front, radiator, recessed cupboard for storage.

BEDROOM FOUR

3.243 x 2.841 (10'7" x 9'3")

UPVC double glazed window to the rear, radiator and ceiling coving.

BATHROOM

2.400 x 1.674 (7'10" x 5'5")

UPVC double glazed opaque window to the rear elevation, panelled bath, low level W.C and pedestal wash hand basin. Tiled walls, vinyl flooring and radiator.

OUTSIDE

To the front of the property is a large gravelled driveway leading to double garage with up and over doors, power and light. Landscaped with block paving to the front garden for ease of maintenance. To the rear of the property is a private garden with patio area, gravelled seating area, partly laid to lawn with mature planting. Block paved pathway leading to a small piece of further land adjacent to the beck. There is also a side access gate.

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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES

No appliances have been tested by the agent.

SERVICES

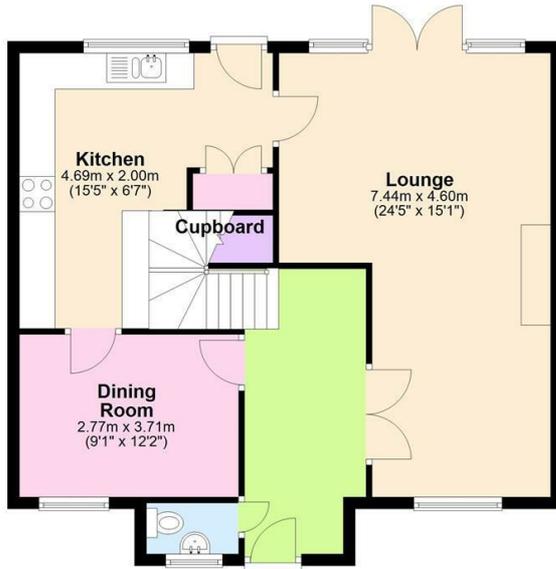
Mains gas, electricity & drainage are connected to the property.

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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

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

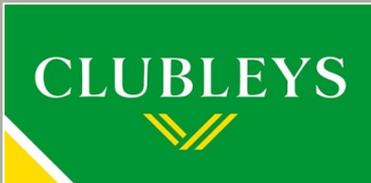
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (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 | |

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.