

12, Airedale Drive,
Brough, HU15 1US
£205,000



Airedale Drive, Brough, this modern semi-detached house offers a delightful blend of comfort and contemporary living. Built in 2020, the property spans approx 828 square feet, providing ample space for families or those seeking a stylish home.

Upon entering, you are welcomed into a spacious lounge that seamlessly flows into a well-appointed kitchen/diner. The ground floor also features a convenient downstairs W.C., adding to the practicality of the layout.

The first floor boasts three generously sized bedrooms, with the master bedroom benefiting from its own en-suite.

Outside, the property offers parking for two vehicles, a valuable asset in today's busy world. The location is not only peaceful but also conveniently situated, providing easy access to local amenities and transport links.

A wonderful opportunity for those looking to settle in a modern, well-designed home in a desirable area. With its thoughtful layout and contemporary features, it is sure to appeal to a wide range of buyers.



Tenure: Freehold
BAND:

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Composite from entrance door, access to W.C, radiator, ceiling light, stairs leading to first floor accommodation, LVT flooring.

LOUNGE

4.940 x 3.600 (16'2" x 11'9")

UPVC double glazed window to the front & side both fitted with wooden vertical blinds, LVT flooring, radiator, spotlights & ceiling lights.

KITCHEN/DINER

4.590 x 3.200 (15'0" x 10'5")

Contemporary kitchen comprising with wall & base units with complimentary work surfaces over, a range of integrated appliances, four ring gas hob with glass splashback, stainless steel extractor, cupboard housing combi boiler, stainless steel sink unit with mixer tap, space for dining table, LVT flooring, understairs cupboard, UPVC double glazed window to the rear, UPVC double glazed French doors, radiator.

DOWNSTAIRS W.C

1.620 x 0.930 (5'3" x 3'0")

Half tiled walls, ceiling light, corner pedestal wash hand basin, low level W.C, radiator, LVT flooring.

LANDING

Loft access, cupboard for storage, radiator,

BEDROOM ONE

4.190 x 2.580 (13'8" x 8'5")

UPVC double glazed window to the front, radiator, ceiling light, space for wardrobe, access to en-suite.

ENSUITE

2.590 x 1.360 (8'5" x 4'5")

UPVC double glazed opaque window to the side, shower cubicle, pedestal wash hand basin, low level W.C, heating towel rail, tiled flooring.

BEDROOM TWO

3.10 x 2.590 (10'2" x 8'5")

UPVC double glazed window to the rear, space for wardrobe, radiator, ceiling light.

BEDROOM THREE

2.660 x 1.910 (8'8" x 6'3")

UPVC double glazed window to the front, radiator, space for space bed, ceiling light.

BATHROOM

1.910 x 1.680 (6'3" x 5'6")

UPVC double glazed opaque window to the rear, panelled bath, low level W.C, pedestal wash hand basin, heated towel rail, half tiled to walls and tiled flooring.

OUTSIDE

Positioned on a corner plot with private gardens - the front of the property provides parking space for two vehicles. Paved pathway leading to the rear garden which is mainly laid to lawn with paved patio area. Part fenced & part brick perimeter boundary.

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.

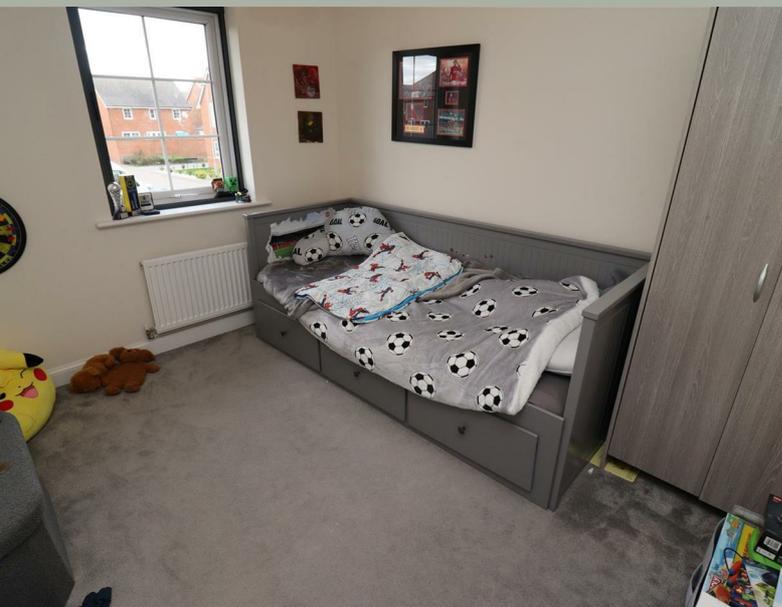
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

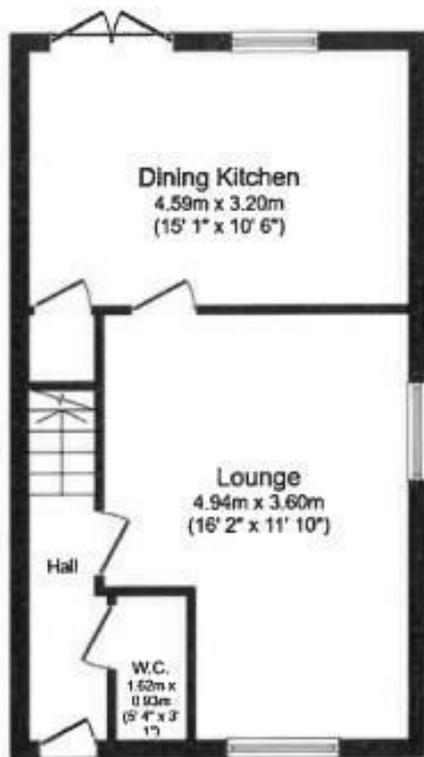
SERVICES

Mains gas, electricity, water & drainage are connected.

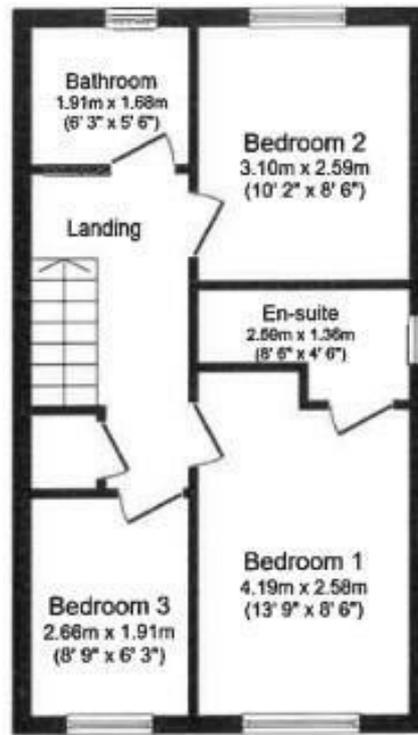
APPLIANCES

None of the appliances have been tested by the agent.





Ground Floor
Floor area 38.5 sq.m. (414 sq.ft.)



First Floor
Floor area 38.5 sq.m. (414 sq.ft.)

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

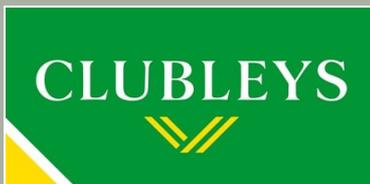
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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	

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.