



57, Beech Road,  
Brough, Elloughton, HU15 1JY  
£350,000





## ABOUT THE PROPERTY

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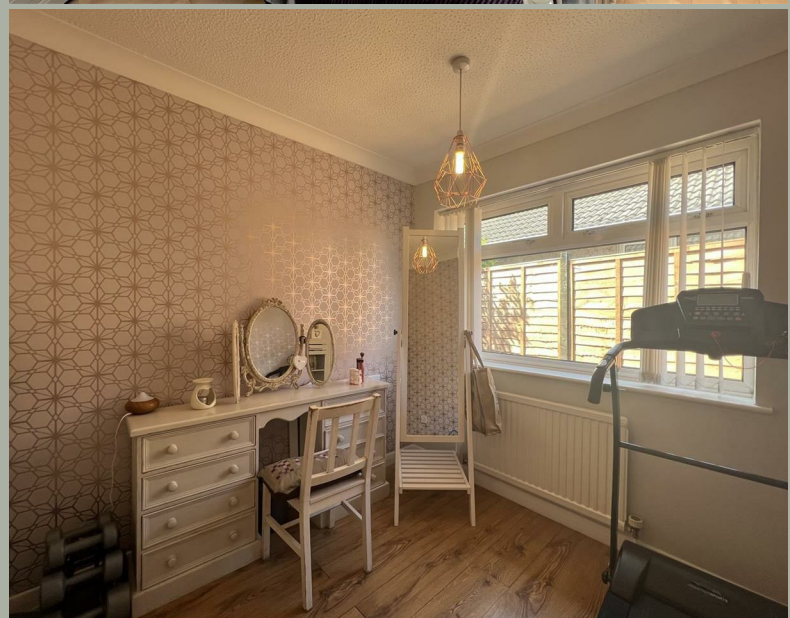
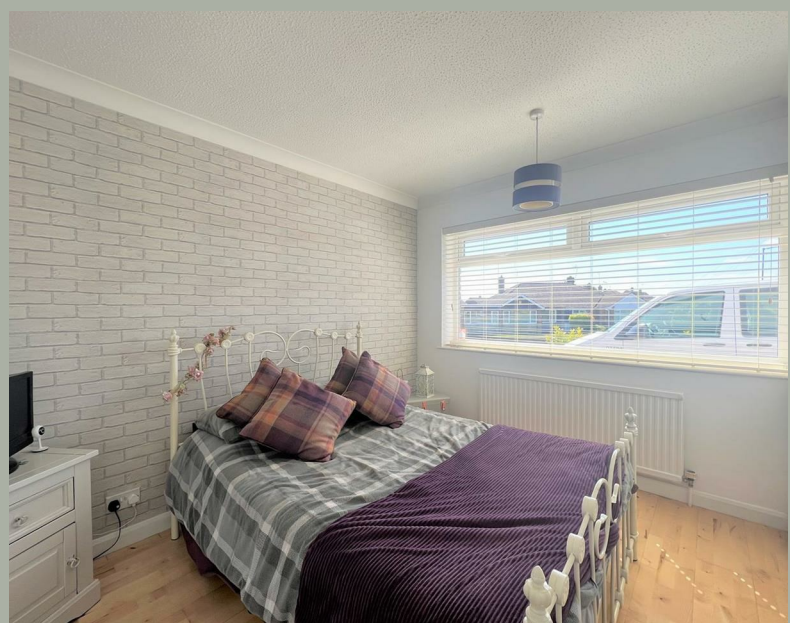
LOCATION, LOCATION, LOCATION. Extended modern detached bungalow located in one of the most favourable locations within the village. DO NOT HESSITATE!

Offering a extended open plan kitchen/living/dining room and an additional generous proportioned living room. With three spacious bedrooms, modern family bathroom and separate cloakroom/WC. Externally this property has plenty to offer with ample off street parking, immaculate private garden with summerhouse and brick storage plus a detached garage.

The accommodation briefly comprises: entrance hall, open plan kitchen/living/dining room, living room, three bedrooms, family bathroom and additional cloakroom/WC.











Tenure: Freehold  
East Riding of Yorkshire Council  
Band: D

## THE ACCOMMODATION COMPRISES:-

### ENTRANCE HALL

Entering through uPVC external door, having wooden flooring. Access to all primary rooms.

### OPEN PLAN KITCHEN/LIVING/DINING ROOM

5.72 x 7.59 x 2.68 (18'9" x 24'10" x 8'9")

Having been beautifully extended by the full width of the rear, the open plan kitchen/dining/living space is suitable for most modern families. The kitchen consists of a range of cream shaker style wall and base units mounted with contrasting butcher block oak effect work surfaces and a tiled splashback, ceramic 1 1/2 bowl sink unit with mixer tap, fitted with range style cooker with stainless steel extractor hood over, integrated fridge/freezer and dishwasher. UPVC external door to carport. Fitted with undercabinet lighting, plinth lighting and recessed spotlights run throughout. Laminated wooden flooring with underfloor heating that runs throughout into the living space. With sliding doors to living room. French doors open to the rear decking with windows either side providing views across the garden. Television point.

### LIVING ROOM

3.51 x 5.77 (11'6" x 18'11")

Spacious living room complete with brick fireplace within the chimney breast creating a great focal point to the room. Television point and window to side aspect. Carpet flooring.

### CLOAKROOM/WC

Two piece suite comprising of low level WC and vanity hand wash basin. Laminate flooring.

### MASTER BEDROOM

3.60 (into wardrobes) x 4.26 (11'9" (into wardrobes) x 13'11")

Generous bedroom to the front elevation. Fitted with a range of wardrobes varying in size. Carpet flooring.

### BEDROOM TWO

2.70 x 3.32 (8'10" x 10'10")

A second double bedroom with built in cupboard/wardrobe, a window to the front elevation and laminated wood floor throughout

### BEDROOM THREE

2.53 x 2.24 (8'3" x 7'4")

Currently being used as a dressing room, another generous bedroom to the size aspect.

### SHOWER ROOM

1.64 x 2.31 (5'4" x 7'6")

Modern suite comprising of walk in shower with fitted glass screen, low level WC and wall mounted wash hand basin. Tiled walls and flooring. Extractor fan. Heated towel radiator. Privacy window to the side elevation.

### EXTERNAL

To the front of the property hidden by a laurel hedge there is a large gravel area which allows for additional off street parking if necessary, running down the side there is a long carport driveway accessed via secure timber double gates.

The rear garden is completely private and not overlooked, offering fitted pergola and retractable awning directly out from the bungalow with raised decking perfect for alfresco dining. The lawned garden has planted border with shrubbery and bedding plants. Complete with an all year round fitted bar and summerhouse, fitted with double doors and electric and lighting.

The brick built detached garage with up and over door to the front, personnel door to the side, lighting and power.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agents.









#### 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](mailto:surveys@clubleys.com)

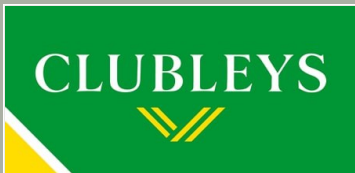
#### FREE VALUATIONS FOR SALE

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](mailto: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	71	
(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.