



26, Jefferson Drive,  
Brough, HU15 1AQ  
Offers Over £240,000



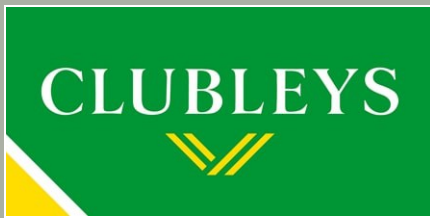
DONT MISS OUT! OFFERING THIS TRADITIONAL THREE BED SEMI DETACHED FAMILY HOME WITH BEAUTIFUL GARDENS OVERLOOKING BROUGH GOLF COURSE.

The well appointed accommodation is complemented by a generous rear garden which backs onto the golf course. The accommodation has spacious and welcoming entrance hall, living room, dining room and galley kitchen to the rear with doors opening out to the rear patio. Upon the first floor are three bedrooms and fitted storage to bedroom two, family bathroom and separate cloakroom.

The property offers generous DRIVEWAY leading to the SINGLE GARAGE.

Property does require some updating but LOCATION, LOCATION, LOCATION!!!!

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



Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

#### THE ACCOMMODATION COMPRISES:-

##### GROUND FLOOR

###### ENTRANCE HALL

Stairs off with under stairs cupboard, coved ceiling, laminate floor and telephone point.

###### LIVING ROOM

3.45 x 3.95 (11'3" x 12'11")

Large bay window, television point and double opening glazed doors to dining room.

###### DINING ROOM

3.18 x 4.14 (10'5" x 13'6")

Feature modern wall mounted recessed gas fire and sliding patio doors to rear garden.

###### KITCHEN

2.03 x 4.10 (6'7" x 13'5")

Range of wall and floor units with complementary work surfaces incorporating stainless steel sink unit, plumbing for automatic washing machine, free standing electric cooker, partially tiled walls, vinyl floor and back door off.

##### FIRST FLOOR

###### LANDING

Hatch to loft space.

###### BEDROOM ONE

3.35 x 3.94 (10'11" x 12'11")

Bay window and coved ceiling.

###### BEDROOM TWO

3.35 x 3.40 (10'11" x 11'1")

Coved ceiling and shelved cupboard with fitted radiator.

###### BEDROOM THREE

1.94 x 2.13 (6'4" x 6'11")

Coved ceiling.

###### BATHROOM

1.93 x 1.65 (6'3" x 5'4")

Pale suite with pedestal hand basin and panelled bath with shower tap attachment. Vinyl floor and partially tiled walls.

###### SEPARATE WC

1.12 x 0.76 (3'8" x 2'5")

Low level WC and vinyl floor.

##### OUTSIDE

###### GARDENS AND GARAGE

There are colourful gardens to the front and rear of the property. The front garden is mainly laid to lawn with a side driveway offering off street parking and access to the single detached garage. The well planned rear garden has a patio and lawn area adjoining the house which leads up steps to an ornamental garden.

###### ADDITIONAL INFORMATION

Please note the images of the property are prior to the current occupiers moving in and are for illustration purposes only.

###### APPLIANCES

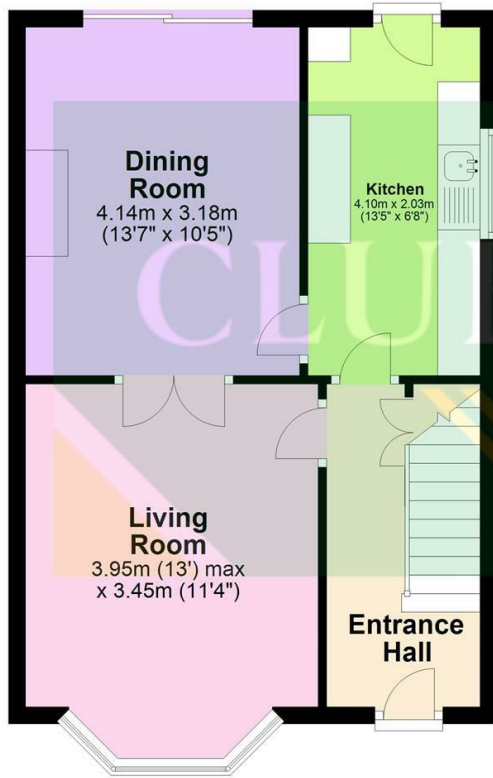
No appliances have been tested by the agent.

###### SERVICES

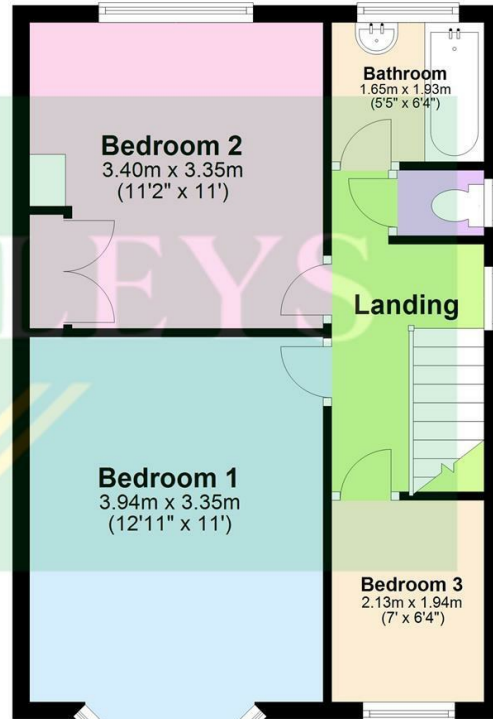
Mains water, drainage, electricity and gas are connected to the property.



## 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

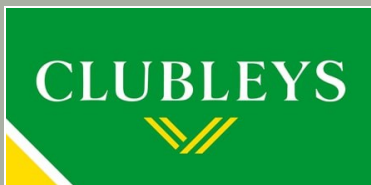
### FREE VALUATIONS FOR SALE

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			
(69-80) C		71	84
(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.