

18, Barnards Drive,
Brough, South Cave, HU15 2HL
£230,000

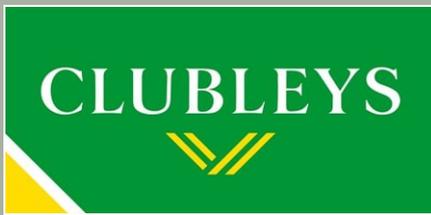


This beautifully presented and meticulously maintained home, perfect for a family, offers exceptional versatility.

It features an inviting entrance hall, a spacious living room, and showcases an open-plan kitchen with a dining area, leading seamlessly to the garden. Upstairs, you'll find three generously sized bedrooms and a family bathroom.

At the front of the property, you'll find a quaint small garden, while the rear boasts beautifully landscaped decorative gardens complemented by a decked area. A side driveway guides you to the detached garage.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door with side glazed panels lead into the entrance hall with stairs off to the first floor and recessed storage cupboard.

LIVING ROOM

4.06m max x 6.17m max (13'3" max x 20'2" max)
Spacious room with feature fireplace housing electric coal effect fire, marble effect inset and hearth with wooden surround. Coving to the ceiling and internal bifold doors give access to the dining area. A further doors leads into..

DINING KITCHEN

4.79m max x 4.98m max (15'8" max x 16'4" max)
Excellent range of modern light coloured wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated dish washer, fridge freezer and washing machine. Space for a range oven with chimney extractor over. Extending to a good sized dining area with bi fold doors opening into the living room. Part tiling to the walls, wood effect laminate flooring and back door off.

FIRST FLOOR

LANDING

Hatch to loft space housing central heating boiler.

MASTER BEDROOM

3.40m x 3.12m (11'1" x 10'2")
Lovely sized room to the front of the property, triple fitted wardrobe with mirrored sliding doors.

BEDROOM TWO

3.49m x 2.68 (11'5" x 8'9")
Double room to the rear of the property with recessed storage cupboard.

BEDROOM THREE

2.69m x 2.41m (8'9" x 7'10")
Good sized room to the front of the property.

FAMILY BATHROOM

Modern suite comprising of panelled bath with electric shower over, low level WC, vanity sink unit with

moulded sink and storage under. Full tiling to the walls, marble effect vinyl flooring, spotlights to the ceiling and extractor fan.

EXTERNAL

The front of the property is laid mainly to lawn with decorative planting and wrought iron fencing. The side driveway provides ample off street parking leading to single garage with up and over door, power and light. Side access gate leads into the rear garden with patio area adjacent to the property, extending to a lawned area with planting to the borders and a further timber decked area to the rear of the garden.

ADDITIONAL INFORMATION

SERVICES

Mains drainage, electricity and gas central heating are connected the property.

APPLIANCES

No appliances have been tested by the agents.



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

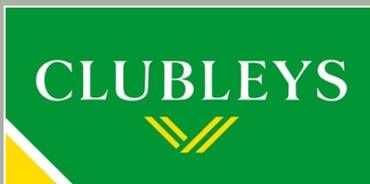
FREE VALUATIONS FOR SALE

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			
(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.