

9, Bridge Road,
Brough, South Cave, HU15 2JE
Offers In Excess Of £250,000



ABOUT THE PROPERTY

Positioned in a delightful location towards the outskirts of this desirable Yorkshire village, this four bedroom semi detached house has been lovingly designed and cared for by its current owners.

The welcoming entrance hall leads through to the spacious living room with beautiful wood flooring and a cosy log burning stove. The kitchen boasts contemporary units and space for dining, with open access to the enviable conservatory to enjoy the views of the established garden all year round. The ground floor is completed by a thoughtfully added utility area and WC.

Upstairs are four bedrooms, with the master bedroom benefitting from its own open en suite complete with the luxury of electric underfloor heating, which is also a feature in the family bathroom. To further enhance the property, the landing has been cleverly adapted to give access up to the loft space which the owners have used as a charming snug area to suit their family over the years.

Outside, the rear garden provides the perfect space for both entertaining and enjoying the peace and tranquillity of the outdoors. With a patio area, lush green lawn and further gravelled area, the garden has been affectionately designed for the whole family to enjoy. There is off road parking to the front on the driveway, leading to the integral garage with electric roller door.

East Riding of Yorkshire Council tax band - C

Tenure - Freehold

EPC Rating - TBC







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East Riding of Yorkshire
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THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, stairs to first floor, wood flooring.

LIVING ROOM

3.32 x 5.40 (10'10" x 17'8")

Large room featuring log burning stove set on tiled hearth, TV aerial point, telephone point, wood flooring, ceiling coving.

KITCHEN/DINING ROOM

4.95 x 2.60 (16'2" x 8'6")

Fitted with range of wall and base units comprising granite work surfaces including undermount single sink unit and drainer, plumbing for dishwasher, space for cooker with extractor hood, part tiled walls, wood flooring. Space for dining table.

UTILITY

1.53 x 1.82 (5'0" x 5'11")

Base units, plumbing for automatic washing machine, fully tiled walls, tiled floor. Access through to...

WC

Two piece white suite comprising low flush WC, wash hand basin, fully tiled walls, wood floor, extractor fan, recessed ceiling light.

CONSERVATORY

2.44 x 2.39 (8'0" x 7'10")

Overlooking the rear garden with French doors and wood flooring.

FIRST FLOOR ACCOMMODATION

LANDING

Cupboard housing access to loft space.

MASTER BEDROOM

2.77 x 3.07 (9'1" x 10'0")

Good sized bedroom to the front of the property, ceiling coving, recessed ceiling lights, open to en suite.

EN SUITE

2.77 x 1.72 (9'1" x 5'7")

Three piece white suite comprising low flush WC, step in corner shower cubicle, wash hand basin set in vanity unit, ladder style heated towel rail, extractor fan, fully tiled walls, wood effect tiled floor with under floor heating.

BEDROOM TWO

3.26 x 3.86 (10'8" x 12'7")

Generous sized bedroom to the rear of the property. Laminate flooring.

BEDROOM THREE

2.86 x 3.59 plus wardrobe (9'4" x 11'9" plus wardrobe)

Further generous sized bedroom to the front of the property with recessed fitted wardrobe, laminate flooring and ceiling coving.

BEDROOM FOUR

2.02 x 2.69 (6'7" x 8'9")

Single bedroom to the front of the property coving to the ceiling.

BATHROOM

1.89 x 2.65 (6'2" x 8'8")

Modern three piece white suite comprising low flush WC, panelled bath with shower over and shower screen, wash hand basin set in vanity unit, recessed ceiling light, extractor fan, ladder style heated towel rail, tiled floor with underfloor heating.

LOFT SPACE

Velux window, lighting, sockets (power to be connected).

OUTSIDE

Outside, the rear garden provides the perfect space for both entertaining and enjoying the peace and tranquillity of the outdoors. With a patio area, lush green lawn and further gravelled area, the garden has been affectionately designed for the whole family to enjoy. There is off road parking to the front on the driveway, leading to the integral garage with electric roller door.

GARAGE

Electric roller door.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage.



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

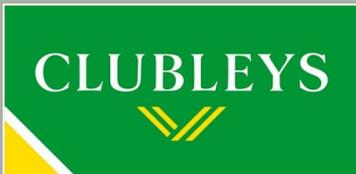
FREE VALUATIONS FOR SALE

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.