



9, Haddon Close,  
Brough, Elloughton, HU15 1UJ  
£175,000



NO ONWARD CHAIN. Located in the popular village of Elloughton this two bedroomed property is superbly decorated throughout and offers spacious living accommodation.

Briefly comprising of entrance hall, cloakroom, living room and dining kitchen to the ground floor. To the first floor are two double bedrooms and a bathroom. Outside the property offers two parking spaces to the front plus the rear garden.

Viewing is highly recommended on this property.

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



Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: C

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front door into the entrance hall with stairs off to the first floor with complimentary wood effect laminate flooring.

#### CLOAKROOM

Suite comprising of low level WC, corner pedestal hand basin and vinyl tile effect flooring.

#### LIVING ROOM

3.53m x 3.33m

A lovely sized room with under stairs recessed storage cupboard. Wood effect flooring. Television and telephone point. Leading to...

#### DINING KITCHEN

4.49m x 2.61m (14'8" x 8'6")

A lovely range of modern wall and floor units with complimentary work surfaces/splash backs incorporating a one and a half bowl sink unit, integrated dish washer, washing machine, single oven, four ring gas hob with stainless steel chimney extractor over and space for fridge freezer.

Decorative tile effect vinyl flooring, space for a dining table or breakfast bar and patio doors off into the rear garden.

### FIRST FLOOR

#### LANDING

With hatch to loft space and recessed storage cupboard.

#### BEDROOM ONE

4.53m x 3.19m max (14'10" x 10'5" max)

A good sized double room to the rear of the property with fitted mirrored sliding door wardrobes. Ample space for a dressing table and further storage.

#### BEDROOM TWO

3.59m x 2.42m (11'9" x 7'11")

Double room to the front of the property with fitted sliding mirrored wardrobes.

#### BATHROOM

Modern suite comprising of low level Wc, pedestal

hand basin and panelled bath with shower over. Contemporary tiling to the walls, vinyl tile effect flooring and extractor fan.

### OUTSIDE

#### PARKING

To the front of the property there are two parking spaces (one space shared with no.8) with a lawned area to the side and decorative planting to the front of the property.

#### REAR GARDEN

Laid mainly to lawn the private garden has a paved patio area adjacent to the property and a further patio area laid to stone. Side access gate.

### ADDITIONAL INFORMATION

#### SERVICES

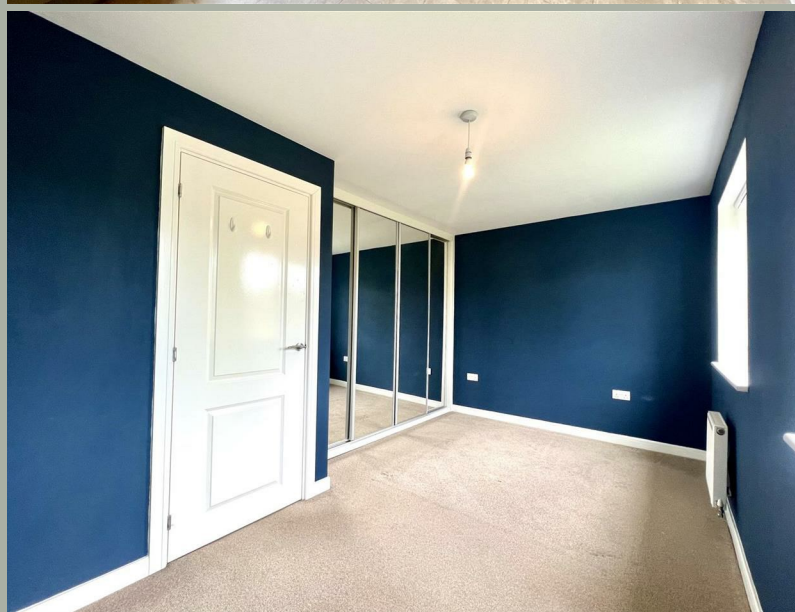
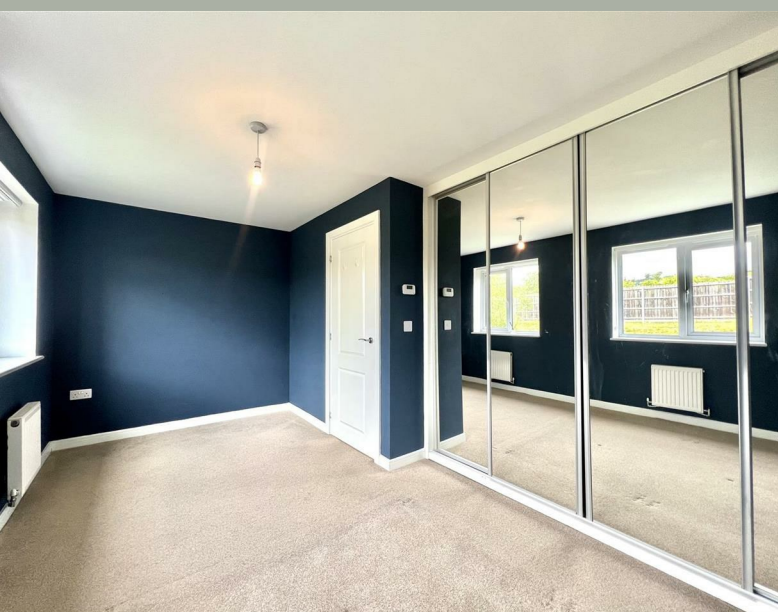
Mains water, drainage, electricity and gas are connected to the property.

#### APPLIANCES

No appliances have been tested by the agent.

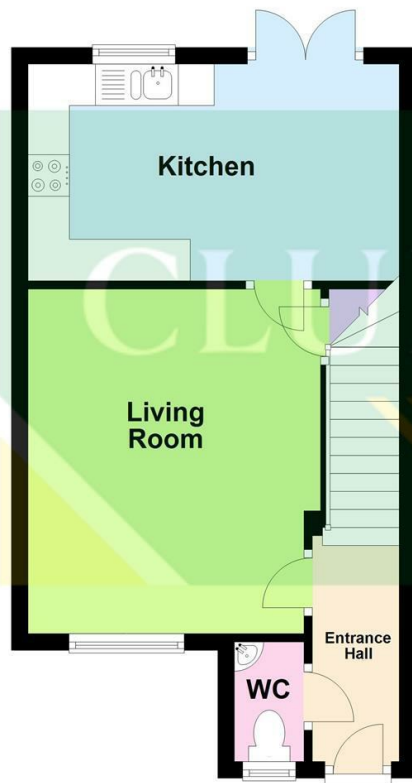


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## Ground Floor



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

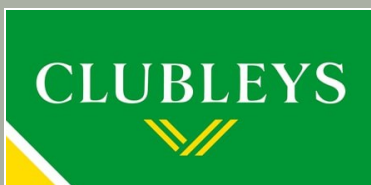
### FREE VALUATIONS FOR SALE

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		96
(81-91) B	82	
(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.