





## ABOUT THE PROPERTY

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**\*\*£5,000 Allowance towards deposit\*\***

This three bedroom end town house provides spacious living accommodation and is well planned in terms of layout. Positioned on a modern residential development in the village of Brough perfectly located for easy access to local shops, schools, and local public transport links from Brough Railway Station. This property makes an ideal family home.

Accommodation briefly comprises: Entrance lobby with cloakroom off, spacious lounge, a dining kitchen with build in appliances and patio doors leading out to the rear. Three good side bedrooms (all fitted), master with en-suite shower room, family bathroom. Outside: An enclosed landscaped paved garden affording a westerly aspect, single garage in a separate spot nearby, additional off-street parking.

Deserves internal viewing to appreciate the accommodation available.

EPC: TBC









Tenure: Freehold

Band:

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE LOBBY

With laminate flooring and residential entrance door.

#### CLOAKROOM/WC

Two piece white suite with low flush WC, pedestal wash hand basin with storage cupboard beneath, half tiled to walls and extractor fan.

#### LIVING ROOM

5.49 x 3.38 (18'0" x 11'1")

With feature adam-style fireplace with electric fire and hearth, tv point, stairs off to first floor. Understairs storage cupboard. Window to front aspect.

#### DINING KITCHEN

4.22 x 2.84 (13'10" x 9'3")

Modern fitted with a range of base, floor and wall units incorporating built in appliances comprising double electric oven/grill, four ring gas hob and filter hood over. One and half bowl sink unit with mixer tap, integrated fridge/freezer, plumbing for washing machine, complimentary work surfaces, tiled splashbacks, feature flooring and sliding patio doors to outside.

### FIRST FLOOR

#### LANDING

Doors off to...

#### MASTER BEDROOM

3.12 x 3.53 (10'2" x 11'6")

A good size room with a range of fitted wardrobes and overhead storage, dressing table/vanity with matching bedside cabinets - window to the front elevation.

#### BEDROOM TWO

3.56 x 2.29 (11'8" x 7'6")

With fitted wardrobes, overhead storage, dressing table & drawers, window overlooking the rear garden,

#### BEDROOM THREE

With built in wardrobe. Window overlooking the rear elevation.

#### BATHROOM

Modern three piece suite. Comprising: panel bath with mixer tap and hand held shower attachment, pedestal

wash hand basin with storage cupboard beneath, and low flush WC, extractor fan, half tiled to walls and window to side elevation.

### OUTSIDE (front & rear)

To the front of the property there lies an ornamental garden area with off street parking beyond. Adjacent to the property you will find a single garage within a triple block. The enclosed rear garden is a particular feature and has been landscaped with pavers and established well stocked flower beds and borders. The gardens benefits from a westerly rear aspect with fenced and walled boundaries, gated rear access.

### ADDITIONAL INFORMATION

#### \*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

#### \*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

#### \*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

### APPLIANCES

None of the appliances have been tested by the agents.

### SERVICES

Mains gas, water, electricity and drainage.









#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### 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.

#### MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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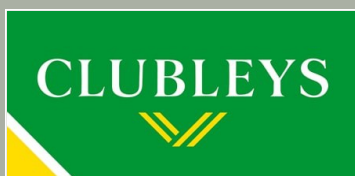
#### MORTGAGES

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.

#### 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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		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.