



2, Calder Square,  
HU15 1GE  
£160,000

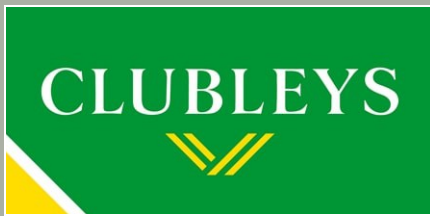


This charming mews property, boasting well-designed spaces in tasteful neutral tones, is perfectly suited as a first-time buyer's dream or an ideal investment opportunity.

Nestled in a delightful location with allocated parking spaces, the accommodation comprises an entrance hall, downstairs cloakroom, inviting living room, and a dining kitchen leading to the garden via patio doors. Upstairs, two bedrooms, including a master with ensuite, and a family bathroom offer comfortable living.

Completing the picture is a fully enclosed west-facing sunny garden, making it an enticing option for buyers or investors alike!

East Riding of Yorkshire Council Tax band - B  
Tenure - Freehold  
EPC Rating - C



Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: B

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

#### ENTRANCE HALL

Front door leading into entrance hall, vinyl flooring.

#### WC

Two piece suite comprising low level WC, pedestal wash hand basin, part tiled walls, vinyl flooring and extractor fan.

#### LIVING ROOM

3.17 max x 4.55 max

White wood surround fireplace with marble effect inset and hearth housing a cool effect electric fire. Under stairs cupboard, TV aerial point, telephone point.

#### KITCHEN/DINER

4.10 x 2.62

Range of light coloured wall and floor units with complimentary work surfaces incorporating gas hob, double electric oven, concealed extractor, one and a half bowl sink unit with drainer and integrated fridge freezer. Dining area with sliding patio doors into the rear garden. Vinyl flooring, part tiling to the walls and stairs to first floor.

### FIRST FLOOR ACCOMMODATION

#### LANDING

Fitted cupboard housing hot water cylinder. Hatch to loft.

#### BEDROOM ONE

4.12 into w/d x 3.29

To the front of the property with double fitted wardrobe and TV aerial point.

#### EN SUITE SHOWER ROOM

Three piece suite comprising low level WC, pedestal wash hand basin, shower cubicle, part tiled walls, vinyl flooring and extractor fan.

#### BEDROOM TWO

3.25 x 2.18

To the rear with fitted wardrobe.

#### BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin, panelled bath with mixer tap shower attachment, extractor fan, vinyl flooring and part tiling to the walls.

#### OUTSIDE

Lawned garden to the rear with paved patio area adjacent to the property and rear access gate. To the front is a small lawned area and parking for up to two cars.

### ADDITIONAL INFORMATION

#### SERVICES

Main gas, water, electricity and drainage.

#### APPLIANCES

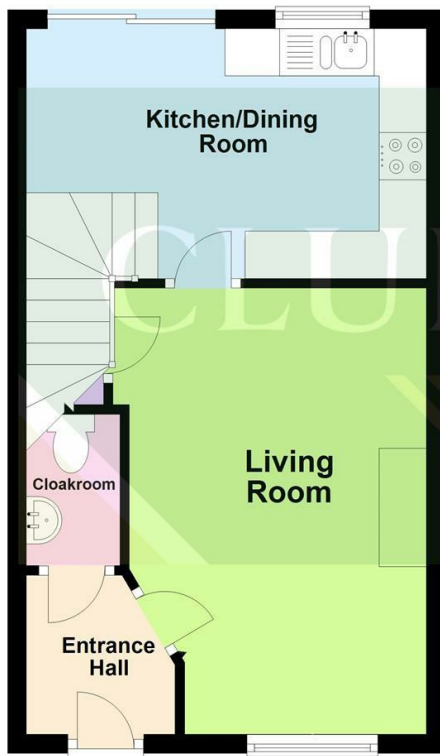
No appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors

## 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                                 |         | 89                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 73      |                         |
| (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.