

92, Blackburn Avenue,
Brough, HU15 1ER
£110,000



IDEAL FIRST HOME

A well presented end terraced house located on Blackburn Avenue in the popular town of Brough

With a spacious reception room, one well-proportioned bedroom, upgraded bathroom suite and modern kitchen.

An advantage of this property is the provision for parking for one vehicle.

Close to a range of local amenities, including shops, schools, and convenient transport links, providing easy access to nearby towns and cities.

Tenure - Freehold
Tax Band - A
Epc - C



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Tenure: Freehold
East Riding of Yorkshire
BAND: A

ENTRANCE HALL

1.96m x 2.86m (6'5" x 9'4")

Front entrance door leads into the hallway with stairs off to the first floor and recessed understairs storage.

BATHROOM

2.61m x 1.68m (8'6" x 5'6")

Modern suite comprising of low level Wc, vanity sink unit with storage under and panelled bath with waterfall shower over and hand held attachment. Partially tiled walls, wet walling and vinyl flooring.

LIVING ROOM

4.68m x 2.62m (15'4" x 8'7")

Good sized room with ceiling coving and space for dining table. Sliding door into..

KITCHEN

2.38m x 2.18m (7'9" x 7'1")

Having a good range of modern wall and floor units with complimentary work surfaces incorporating stainless steel sink unit, integrated oven, four ring electric hob with stainless steel extractor over, dishwasher, space for washing machine and fridge freezer. Part tiling to the walls and vinyl flooring.

BEDROOM

2.39m x 2.00m (7'10" x 6'6")

With fitted storage and overhead units. Ceiling coving.

OUTSIDE

Parking for one vehicle.

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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

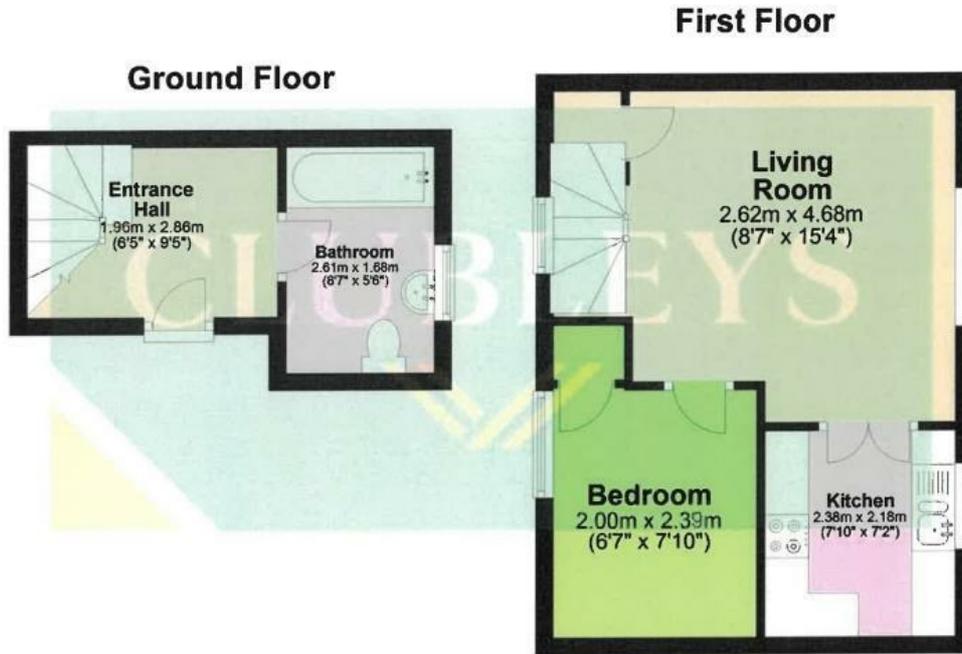
SERVICES

Mains gas, electricity & drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agent.





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

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

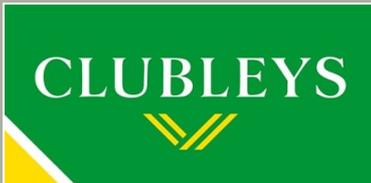
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 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		73	74
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.