

10, Airedale Drive,
Brough, HU15 1US
£220,000



This modern semi detached house offers a practical blend of comfort and contemporary living. The property boasts well-designed space, making it an ideal choice for families or those seeking a stylish home.

Upon entering, you are welcomed into a good sized reception room that provides a perfect setting and the house features three well-proportioned bedrooms.

The property also includes family bathroom and ensuite and downstairs cloakroom, thoughtfully designed to cater to the needs of a busy household. This ensures convenience and privacy for all residents.

This property is a wonderful opportunity for anyone looking to settle in a contemporary home in a lovely area. Don't miss the chance to make this house your new home. View today without delay!

Tenure - Freehold
Council tax Band - C
EPC - C



Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Composite front door gives access to the entrance hall with stairs off to the first floor. Wood effect LVT flooring.

CLOAKROOM

Suite comprising of low level WC and corner sink unit with tiling to the walls and wood effect flooring.

LIVING ROOM

4.9m x 3.58m (16'0" x 11'8")

Good sized light and airy family space.

DINING KITCHEN

4.58m x 3.20m (15'0" x 10'5")

Modern range of high gloss wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, splashbacks, integrated oven, four ring gas hob with extractor over and under counter lights. Further integrated appliances include slimline dishwasher, washing machine and fridge freezer. Tile effect LVT flooring and patio doors give access to the rear garden.

FIRST FLOOR

LANDING

Hatch to loft space. Recessed storage cupboard.

MASTER BEDROOM

3.54m x 2.57m (11'7" x 8'5")

Double room to the front of the property with a range of fitted furniture and door into:-

EN SUITE

Suite comprising of low level WC, pedestal hand basin and shower cubicle with bi fold door and electric shower. Half tiling to the walls and marble effect flooring.

BEDROOM TWO

3.10m x 2.57m (10'2" x 8'5")

Double room to the rear of the property with a range of fitted furniture.

BEDROOM THREE

2.68m x 1.91m (8'9" x 6'3")

To the front of the property.

FAMILY BATHROOM

Modern suite comprising of low level WC, pedestal hand basin and panelled bath, half tiling to the walls and marble effect flooring.

OUTSIDE

To the front of the property is a large driveway providing ample off street parking and to the rear is a high level boundary fence and a side gate. The rear garden is laid mainly to lawn with paved patio adjacent to the property.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.



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

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

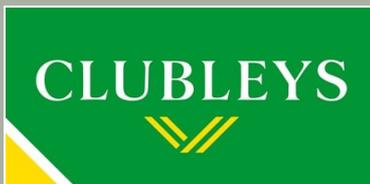
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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			96
(81-91) B		84	
(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.