



SUPERB MODERN DETACHED HOME OFFERING GENEROUS AND WELL APPOINTED ACCOMMODATION
- A STUNNING four bedroom detached home ideal for the growing family offering versatile accommodation which has been significantly improved by the current owners. This light and spacious home briefly comprises entrance hall, cloakroom, living room, dining room, breakfast kitchen with utility area, master bedroom with en-suite, three further double bedrooms and a family bathroom. Single garage with additional parking to the front and a private rear garden.

Viewing is strongly recommended to appreciate the standard of accommodation on offer.



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.

THE ACCOMMODATION COMPRISES

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GROUND FLOOR

ENTRANCE HALL

Decorative glazed upvc front door with decorative side panels lead into the entrance with stairs off to the first floor. Having a deep recessed storage cupboard, modern tiled flooring and coving to the ceiling.

DOWNSTAIRS CLOAKROOM

White suite comprising low level wc and feature shelving sink unit with mixer tap over. Extractor fan, part tile to the walls and vinyl wood effect flooring.

LIVING ROOM

19'7" x 11'0"

A delightful spacious airy room with recessed feature coal effect fireplace. Coving to the ceiling. Tv and telephone point. Double doors open into the...

DINING ROOM

11'1" x 11'0"

Overlooking the rear garden with double opening patio doors. Coving to the ceiling and a side door leads into the...

BREAKFAST KITCHEN

18'8" x 11'1" max

Range of contemporary modern grey wall and floor units with complimentary wood effect work surfaces incorporating a one and a half bowl sink unit with modern mixer tap over, four ring electric hob with splash back, chimney extractor over, a further larder unit and storage draws. Integrated appliances include a fridge freezer and dishwasher. Breakfast bar for dining and a utility area with matching units and a single sink unit. Space for washing machine and tumble dryer. Modern feature tiling to the walls and wooden flooring throughout. Personnel door into garage and back door off.

FIRST FLOOR

LANDING

Spacious landing with recessed storage cupboard and hatch to loft space.

MASTER BEDROOM

13'1" x 11'2"

Large master bedroom to the front of the property with Tv point and space for free standing wardrobes.

EN SUITE

7'6" x 6'1"

Contemporary en suite comprising of low level Wc, feature pedestal hand basin with mixer tap over and shower cubicle with bi fold door. Modern tiling to the walls and feature wood flooring. Wall mounted vanity units. Extractor fan.

BEDROOM TWO

15'4" x 8'3"

To the front of the property. A generous in size room with Tv and coving to the ceiling.

BEDROOM THREE

11'2" x 11'1"

A further good sized bedroom to the rear of the property with coving to the ceiling.

BEDROOM FOUR

9'5" x 8'10"

Double bedroom to the rear of the property with coving to the ceiling and Tv point.

FAMILY BATHROOM

16'0" max x 8'3"

Suite comprising of low level Wc, pedestal hand basin and panelled bath with mixer taps and chrome shower over. Majority tiling to the walls and vinyl tile effect flooring. Wall mounted vanity unit. Extractor fan.

OUTSIDE

FRONT GARDEN

Being laid to grey stone providing ample off street parking. Side access gates to either side giving access to the rear garden.

GARAGE

Integral garage with up and over door, power and light. Wall mounted central heating boiler and personnel door into the utility area.

REAR GARDEN

A fantastic private rear garden with brick rear boundary wall. Landscaped this year, being laid majority to lawn with a large grey stone patio area and a further paved patio area. Modern timber planters to the rear with lighting create a modern contemporary feel.

ADDITIONAL INFORMATION

SERVICES

Mains, water, gas and electricity.

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

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

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 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		
(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.