



ABOUT THE PROPERTY

****IMMEDIATE VACANT POSSESSION****

Boasting three GOOD SIZE bedrooms (Fitted with a stylish range of Hammonds furniture), this property offers spacious accommodation in a popular Brough location.

Comprising: light and airy lounge, separate dining room, the kitchen itself needs a little overhaul but the potential is evident upon internal inspection, it comes with the added benefit of a separate utility space, whilst the first floor provides a modern shower suite.

OUTSIDE: The property is complemented by good size front & rear gardens. A block-paved side driveway leads to a single garage with the addition of parking for multiple vehicles.

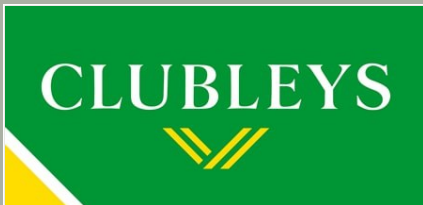
This home is not only spacious but also well-situated, making it a perfect choice for those seeking a blend of comfort and convenience. Whether you are looking to invest or settle down with your family, this property is sure to meet your needs. Don't miss the chance to make this delightful house your new home.

Council Tax: Band A

Must Be Viewed: Cal: Brough 01482 662211







Tenure: Freehold
East Riding of Yorkshire
Band: A

ENTRANCE

1.24m x 1.2m (4'0" x 3'11")

Covered porch, UPVC entrance door, radiator, pendant light, storage cupboard, door into...

LOUNGE

4.80m x 3.43m (plus bay) (15'8" x 11'3" (plus bay))

Feature fire place with marble effect back and hearth, radiator. Window to front aspect, ceiling light, Door to...

DINING ROOM

4.85m x 3.11m (into chimney recess) (15'10" x 10'2" (into chimney recess))

Feature fireplace with surround, coal effect gas fire. Storage cupboard, radiator, door to kitchen, window to rear aspect.

UTILITY AREA

0.89m x 1.51m (2'11" x 4'11")

Useful areas with space for washer, boiler, ceiling light and window.

KITCHEN

2.66m (max) x 2.97m (8'8" (max) x 9'8")

Fitted with a range of base, wall and floor units, stainless steel sink unit, electric 4 ring hob with electric oven under. Space for fridge freezer and additional storage. Window to front. UPVC rear exit door with side panel.

FIRST FLOOR

LANDING

2.31m x 2.62m (7'6" x 8'7")

Ceiling light, smoke alarm, window to side and loft hatch.

MODERN SHOWER ROOM

1.77m x 1.68m (5'9" x 5'6")

Fully tiled three piece new white suite, comprising: pedestal wash hand basin, low flush WC, chrome towel radiator. corner shower unit with glazed sliding screen and electric shower. Window to rear, ceiling light.

BEDROOM ONE

3.11m x 3.33m (to wardrobes) (10'2" x 10'11" (to wardrobes))

Spacious room with built in airing cupboard housing water cylinder, fitted range of modern furniture, pendant light, radiator and window to rear.

BEDROOM TWO

3.06m (to wardrobes) x 3.44m (max) (10'0" (to wardrobes) x 11'3" (max))

Double room with a range of modern built in furniture, pendant light, window to front and radiator.

BEDROOM THREE

2.86m x 2.19m (max) (9'4" x 7'2" (max))

Built in airing cupboard, pendant light, window to front.

OUTSIDE (Front & Rear)

To the rear a good size lawned garden with an array of flowered shrubs and timber boundary fencing & paved side pathway leading the to front. The front has a pedestrian gate and foot path, block paved driveway provides multiple parking spaces, leading to garage with power. Boundary privet hedging and lawned areas.

SERVICES

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

APPLIANCES

None of the appliances have been checked by the agent.

ADDITIONAL INFORMATION

*Broadband

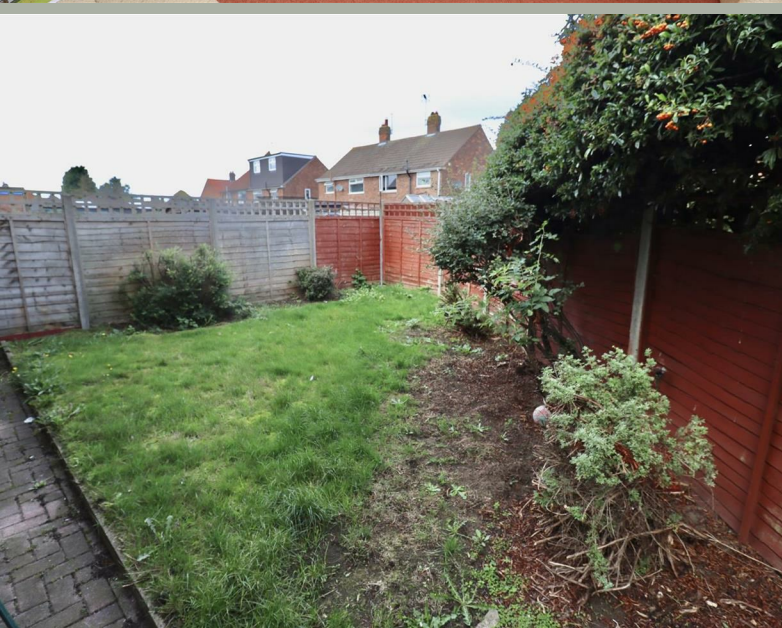
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

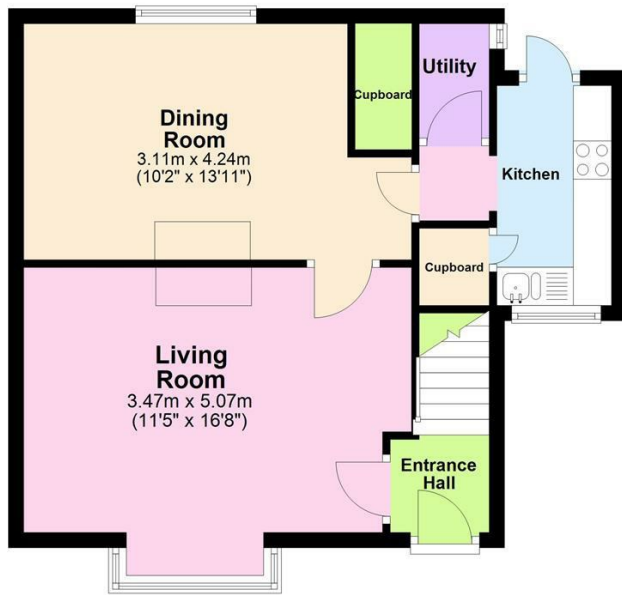
For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

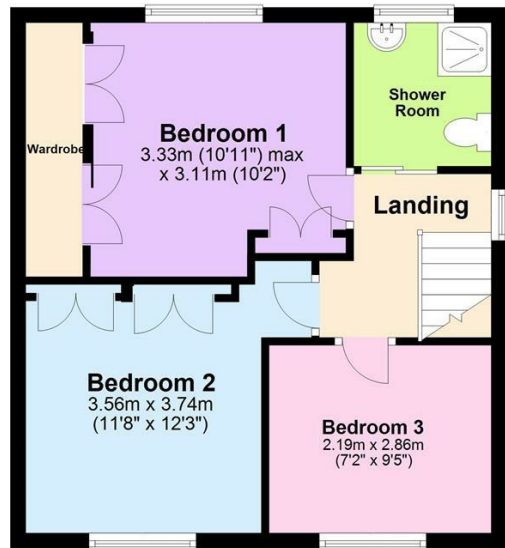
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.



Ground Floor



First Floor



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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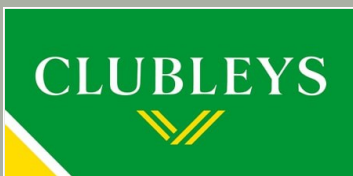
MORTGAGES

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.

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)	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	

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.