CLUBLEYS

# 39, Husthwaite Road, Brough, HU15 1TF
## £367,500

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# ABOUT THE PROPERTY

This captivating detached family home with an array of modern refurbishments and a significant extension allowing a mature contemporary feel.
This home includes a spacious living area, perfect for family and social living, a modern fitted kitchen allowing a luxury feel, with the open plan nature of the house providing a light and airy feel also features a separate living room and a fifth bedroom/study within the ground floor accommodation.

Features also include a utility room and a cloakroom providing ample storage space. First floor accommodation comprises of four bedrooms, a stunning family bathroom, two of the bedrooms also provide a deluxe en-suite. Wood- effect flooring promotes the modern desirable aesthetic.

The rear garden is without doubt a phenomenal feature of this property with an attractive landscaped garden space, artificial lawned area creating a contemporary twist. A paved patio area with raised flower beds, driveway and garage. This property is a perfect place for families to settle, and thrive in the desirable location of Brough.

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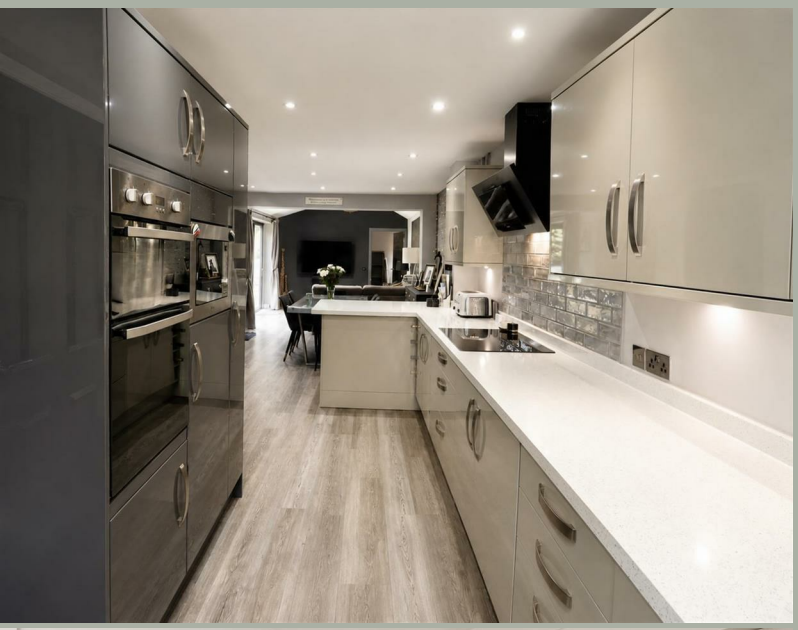

Estate Agents | Lettings Agents | Chartered Surveyors

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Tenure: Freehold
East Riding of Yorkshire
Band: E

## GROUND FLOOR ACCOMMODATION

### ENTRANCE HALL
1.83 x 2.43 (6'0" x 7'11")
Composite entrance door with stairs to first floor, storage cupboard and radiator.

### KITCHEN/LIVING AREA
3.44 x 13.37 (11'3" x 43'10")
A stunning open plan space leading through to the dining & living area. Fitted with a range of contemporary high gloss base, wall, floor and drawer units with quartz effect complimentary work surfaces and upstands. Benefits from a range of integrated appliances to include: high level double electric oven and grill, microwave, four ring induction hob with extractor hood over, fridge & dishwasher. Double glazed window to the front elevation. The living area boasts imposing bi-fold glass doors opening out to the rear garden, providing optimal light & a fresh airy feel. The living area also comprises under floor heating. Vaulted ceiling with two inset Velux windows.

### SNUG
3.15 x 3.43 (10'4" x 11'3")
Versatile room with window to the rear elevation looking onto the stunning garden, radiator.

### OFFICE/BEDROOM 5
2.01 x 4.62 (6'7" x 15'1")
With a window to the front elevation, also featuring wood effect flooring, radiators.

### UTILITY ROOM
3.42 x 1.80 (11'2" x 5'10")
Fitted with a range of base, and wall units, stainless steel single drainer sink unit and mixer tap, plumbing for washing machine, integrated fridge/freezer. Benefits underfloor heating, external door providing access to the side of the property.

### CLOAKROOM/WC
Contemporary fitted suite with low level WC, an attractive designer ceramic wash hand basin, radiator.

## FIRST FLOOR ACCOMODATION

### LANDING
Loft hatch & airing cupboard.

### BEDROOM ONE (MASTER)
3.12 x 3.40 (10'2" x 11'1")
Spacious double room with window to the front elevation, recessed spotlights, radiator, fitted wardrobes, access to en-suite.

### EN SUITE
1.69 x 1.94 (5'6" x 6'4")
White suite comprising of corner shower enclosure, concealed low flush WC, wash hand basin and cabinet, attractive tiled surround & flooring. Double glazed opaque window to the front elevation.

### BEDROOM TWO
3.34 x 2.61 (10'11" x 8'6")
Double bedroom with window to the rear elevation, radiator, access to en-suite.

### EN SUITE
1.47 x 1.96 (4'9" x 6'5")
Modern suite with low flush WC, wash hand basin, shower cubicle, tiling to walls & floor.

### BEDROOM THREE
3.16 x 2.45 (10'4" x 8'0")
Window to the rear elevation, wood effect flooring.

### BEDROOM FOUR
2.07 x 2.94 (6'9" x 9'7")
Window to the front elevation, recessed spotlights.

### BATHROOM
1.51 x 2.57 (4'11" x 8'5")
Newly fitted stylish suite comprising; bath with rainfall shower head & handheld shower over, glazed screen & concealed flush WC. Wash hand basin & cabinet, tiled surround, heated towel rail.

### OUTSIDE
To the front of the property, mature hedging provides ample privacy & a tucked away feel. Parking is provided in front of the store garage. The rear garden is a highly notable feature; having been landscaped attractively, set out for easy maintenance with a contemporary feel, this garden is perfect for a busy social family life, featuring artificial grass, raised borders and a modern paved patio.

### 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 electricity & drainage are connected to the property. There is a gas supply to the property but not plumbed in.

### APPLIANCES
No appliances have been tested by the agents.

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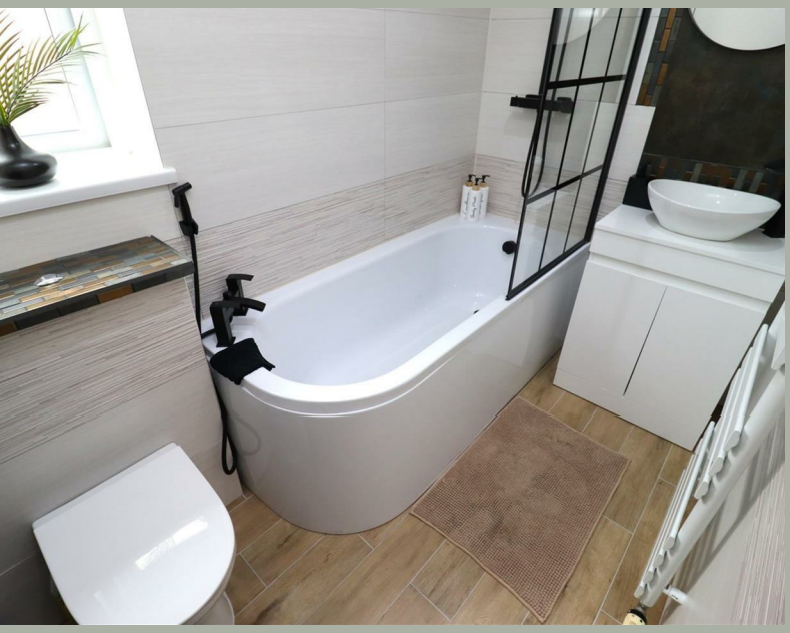
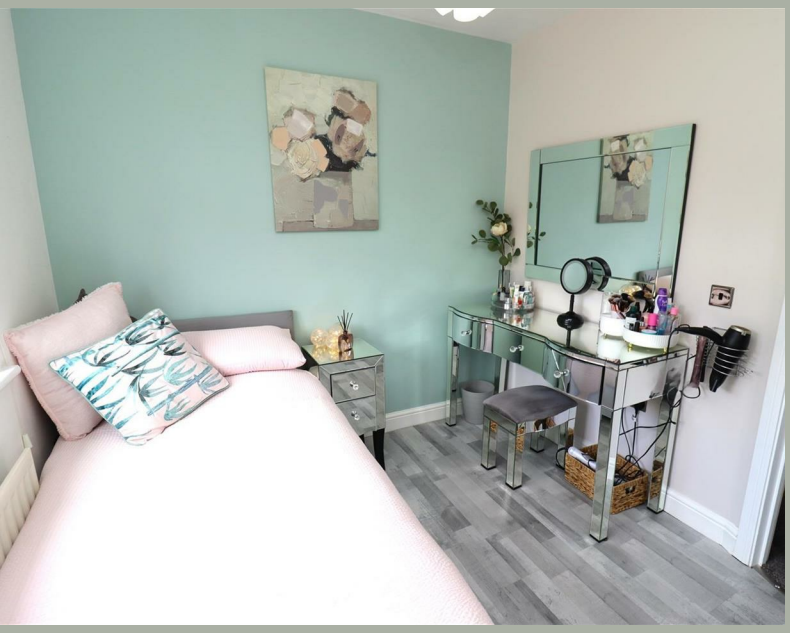
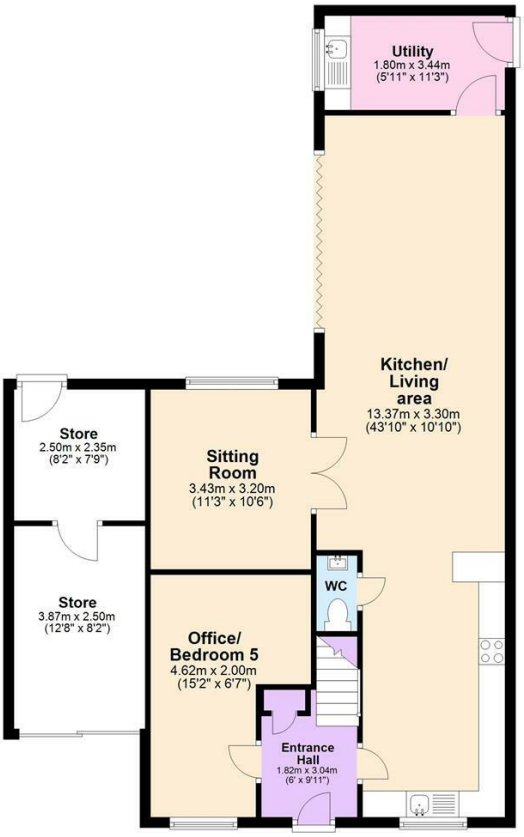
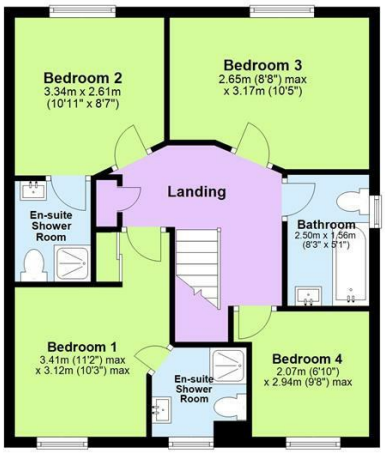




## Ground Floor




## First Floor




Total area: approx. 176.5 sq. metres (1899.5 sq. feet)

**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.

**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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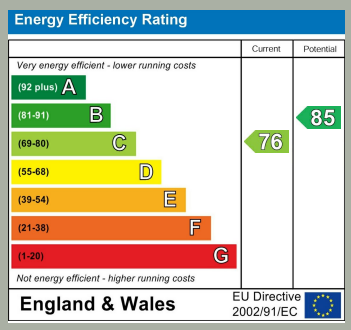



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.