



## 1 Arkley Close, Brough, East Yorkshire, HU15 1EL

- Three Bedroom End Terrace House
- Well Presented Accommodation
- Close to Amenities and Train Station
- Front Facing Lounge
- Three Bedrooms and Bathroom
- Corner Plot Position with Ample Parking
- Modern Kitchen and Bathroom Fittings
- Entrance Hall with Stairs off
- Dining Kitchen with Rear Porch Utility
- Gas Central Heating System and Double Glazing

**Offers In The Region Of £180,000**



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# 1 Arkley Close, Brough, East Yorkshire, HU15 1EL

Well presented three bedroom end terrace house, occupying a generous corner plot position with ample off road parking and rear garden area. Highly recommended for an early viewing, the accommodation comprises:- Entrance hall, front facing lounge, dining kitchen with modern units and access to the rear porch utility. On the first floor can be found three bedrooms (two of which are doubles) and a modern white bathroom suite. Gas central heating system and double glazing. Viewing via Leonards please.

## Location

Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

## Entrance Hall

Main front entrance door provides access into the property. Stairs lead off to the first floor accommodation, wooden effect flooring and access into:

## Lounge

11'9" x 12'0" (3.597m x 3.671m)

Window to the front elevation, fire surround with electric fire, wooden effect flooring and radiator.

## Dining Kitchen

14'4" x 9'10" (4.393m x 3.012m)

Fitted with a modern range of base and wall units with contrasting work surfaces incorporating the single drainer sink unit with mixer tap. Appliances of electric oven and hob with hood over and dishwasher. Window to the side elevation and French doors provide access to the well proportioned rear garden area. Wooden effect flooring, radiator and useful store cupboard which houses the gas fired central heating boiler.

## Rear Porch Utility

7'1" x 5'5" (2.174m x 1.674m)

Space for freestanding appliances of washing machine and dryer. Window to the rear elevation and side entrance door.

## First Floor Landing

Access to roof void, window to the side elevation and doors to all rooms off.

## Bedroom One

9'4" x 12'0" (2.857m x 3.679m)

Window to the front elevation, radiator and wooden effect flooring.

## Bedroom Two

9'10" x 9'10" (3.005m x 3.000m)

Window to the rear elevation, radiator and wooden effect flooring.

## Bedroom Three

6'7" x 8'2" (2.007m x 2.509m)

Window to the front elevation, radiator and built in cabin bed over stairway bulkhead.

## Bathroom

5'10" x 6'11" (1.800m x 2.122m)

Fitted with a modern white three piece suite of bath with mixer tap and hand shower attachment, wash hand basin and WC. Tiling to the walls, towel rail radiator and window to the side elevation.



## Outside

The property occupies a generous corner plot position and has off road parking areas available to the front and potential space to the side/rear. The rear garden is mainly laid to grass with stoned areas.

## Energy Performance Certificate

The current energy rating on the property is D (67).

## Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT002001000 . Prospective buyers should check this information before making any commitment to take up a purchase of the property.

## Services

The mains services of water, gas and electric are connected.

## Tenure

The tenure of this property is Freehold.

## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

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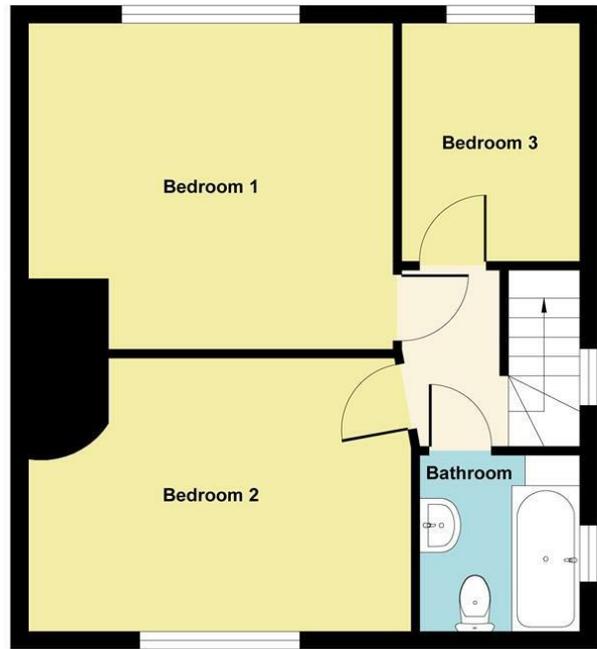
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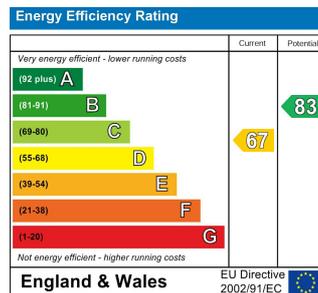
# 1 Arkley Close HU15 1EL



Ground Floor



First Floor



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