



## 12 Fernland Close, Brough, HU15 1DQ

- Well Presented Three Bedroom Semi Detached House
- Generous off Road Parking and Single Garage
- Front Facing Lounge
- Three Bedrooms and Bathroom
- Pleasant Cul De Sac Location
- Early Viewing Recommended
- Entrance Hall with Stairs Off
- Rear Facing Dining Kitchen
- Gardens Areas to Front and Rear
- Amenities Nearby

Offers In The Region Of £199,950



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# 12 Fernland Close, Brough, HU15 1DQ

Nestled in the charming area of Fernland Close, Brough, this delightful semi-detached house presents an excellent opportunity for families and professionals alike. The property boasts three bedrooms, providing ample space for restful nights and personal retreats. The inviting reception room serves as a perfect gathering space for family and friends, ideal for both relaxation and entertaining.

The house features a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this desirable location.

Fernland Close is situated in a friendly neighbourhood, offering a sense of community while being conveniently close to local amenities, schools, and parks. This home is perfect for those seeking a blend of comfort and practicality in a tranquil setting. With its appealing layout and ample parking, this property is sure to attract interest. Do not miss the chance to make this lovely house your new home.

## Location

Located off Centurion Way and Augustus Drive. 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, Lidl 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. Window to the side elevation. Radiator. Wooden effect flooring.

## Lounge

11'7" x 15'3" max sizes (3.541m x 4.664m max sizes)

Window to the front elevation. Radiator. Wooden effect flooring. Under stairs cupboard.

## Dining Kitchen

14'11" x 8'1" (4.555m x 2.474m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit.

Appliances of electric oven with gas hob and hood over. Space for dishwasher. Concealed gas fired central heating boiler. Part tiled walls. Tiled effect flooring. Window to the rear elevation with adjoining French doors to the garden area. Radiator.

## First Floor Landing

Window to the side elevation. Access to roof void. Cylinder cupboard. Access to all rooms off.

## Bedroom One

8'6" x 12'2" (2.591m x 3.720m)

Window to the front elevation. Radiator.

## Bedroom Two

8'5" x 11'5" (2.589m x 3.485m)

Window to the rear elevation. Radiator.

## Bedroom Three

6'3" x 8'2" max (1.918m x 2.508m max)

Window to the front elevation. Radiator. Shelves and small cupboard.

## Bathroom

6'2" x 5'6" (1.887m x 1.701m)

Suite of bath with electric shower over with screen. Wash hand basin. WC. Window to the rear elevation. Towel rail type radiator.

## Outside

The property occupies a pleasant cul de sac position and has garden areas to the front and rear. There is a generous stones off road parking area with space for several cars and access to the single garage.

## Garage

8'6" x 17'6" (2.616m x 5.340m)

With up and over door. Side personal door. Light, power and plumbing for a washing machine.



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### Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### Energy Performance Certificate

The current energy rating on the property is pending.

### 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 ELT051012000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

### 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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