



9 Station Road, Brough, East Yorkshire, HU15 1DX

- Three Bedroom Mid Terrace House
- Well Placed For the Train Station
- Entrance Hall with Stairs Off
- Kitchen and separate Utility Room
- Elevated Position along Station Road
- Requires Updating and Improvements
- Generous Rear Garden Area with Garage
- Lounge with open plan Dining Area
- Three First Floor Bedrooms and Bathroom
- No Forward Chain

Offers In The Region Of £165,000



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Nestled on the charming Station Road in Brough, this delightful extended mid-terrace house presents an excellent opportunity for families and first-time buyers alike. Requiring a scheme of updating and improvements. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three inviting bedrooms, there is ample space for rest and relaxation, making it an ideal home for those seeking comfort and convenience. The single bathroom is thoughtfully designed, catering to the needs of a modern household. Having a pleasant rear garden with a single garage. There is scope for alterations to facilitate additional parking needs.

The location is particularly appealing, offering easy access to local amenities and the railway station, ensuring that everything you need is within reach. This property combines practicality with a warm, welcoming atmosphere, making it a wonderful place to call home.

Whether you are looking to settle down or invest in a promising property, this mid-terrace house on Station Road is certainly worth considering.

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 Sainsbury's mini market to be found in Brough plus various shops in the general locality.

Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Access into the ground floor rooms off.

Lounge

12'6" x 12'8" (3.825m x 3.879m)

Window to the front elevation, fire surround. Open plan access into:

Dining Area

9'0" x 9'4" (2.755m x 2.856m)

Door with adjoining window to the rear elevation.

Kitchen

9'4" x 11'6" (2.848m x 3.506m)

Containing a range of base and wall units, work surfaces with sink unit.

Utility Room

8'1" x 8'5" (2.486m x 2.583m)

An extension to the rear of the property with window to the rear elevation and side entrance door. Base units with work top.

First Floor Landing

Access to roof void via loft ladder.

Bedroom One

9'11" x 11'10" (3.037m x 3.628m)

Window to the front elevation.

Bedroom Two

8'7" x 9'9" (2.624m x 2.997m)

Window to the rear elevation. Range of wardrobes.

Bedroom Three

8'8" x 8'11" max sizes (2.663m x 2.721m max sizes)

Window to the front elevation. Store cupboard.

Bathroom

8'2" x 5'5" (2.500m x 1.672m)

Suite of bath, basin and WC. Window to the rear elevation. Cylinder cupboard.



Outside

The property enjoys an elevated position along Station Road. Shared steps lead up to the property. The generous sized rear garden is laid mainly to lawn with pathway and borders. At the far end of the garden can be found the garden shed and garage. Access to the garage and rear is located off Welton Road via a private shared access drive.

Garage

7'11" x 24'1" (2.437m x 7.347m)

With front access door and side personal door.

Energy Performance Certificate

The current energy rating on the property is E (46).

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.

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 ELT165009000. 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 procuration fee they receive.

Services

The mains services of water and electric are connected. None of the services or appliances where in place 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 but has unregistered title at the land registry.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777



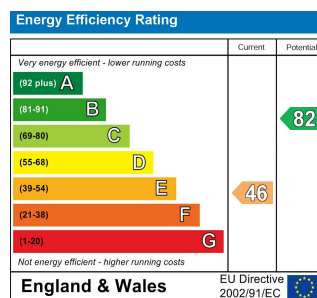
Ground Floor



First Floor



9 Station Road, Brough



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