QUICK&CLARKE

The Property Specialists

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25 Buccaneer Way, Brough HU15 1EW

£230,000

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

- Double fronted detached house
- No forward chain
- In need of cosmetic modernisation
- Lots of scope on offer
- Three double bedrooms and two bathrooms
- Two reception rooms and kitchen
- Enclosed garden
- Driveway and garage
- Viewing a must
- Council tax band D. EPC rating awaited.

Located within this popular residential area close to the centre of Brough and all its amenities, this double fronted detached family home is presented to the market with no forward chain. In need of modernisation but offering a blank canvas for the discerning purchaser to add their own design ideas within.

The property enjoys entrance hallway with downstairs WC, through lounge with patio doors to garden, dining room/utility area and kitchen. To the first floor there are three double bedrooms, en-suite to bedroom one, and a family bathroom. The enclosed garden provides outdoor space and a driveway offers off-street parking and leads to the single garage.

To appreciate the potential on offer, an early viewing is a must!

LOCATION

Buccaneer Way is located off Blackburn Avenue in Brough. With good access to the vast array of amenities on offer in Brough including one large supermarket and local shops and services. Brough has excellent transport links lying just off the A63/M62 and with its own main line railway station. The property sits in the catchment area of the highly regarded South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

A door with glazed inserts leads into the entrance hall having staircase leading to the first floor accommodation.

DOWNSTAIRS WC

Low level WC and wash basin, sealed unit double glazed window.

LOUNGE

18' x 10'9 max (5.49m x 3.28m max)
Sealed unit double glazed window to the front elevation and sliding patio doors lead out into the rear garden. TV aerial point.

DINING / UTILITY ROOM

10'3 x 9' (3.12m x 2.74m)
Sealed unit double glazed window to the front elevation. This was originally designed as a dining room however is currently used as a breakfast/utility room with fitted units.

KITCHEN

13'5 decreasing to 10'3 x 8'5 (4.09m decreasing to 3.12m x 2.57m)
Sealed unit double glazed window to the side elevation, door to garden and gas central heating boiler. An extensive range of traditional base and wall units with worksurfaces and splashbacks. Electric hob, electric oven and sink unit. Access to the understairs storage cupboard.

FIRST FLOOR LANDING

Sealed unit double glazed window to the rear elevation and airing cupboard.

BEDROOM 1

13'7 x 11'10 max (4.14m x 3.61m max)
Sealed unit double glazed window to the front elevation. An extensive range of fitted wardrobes provide storage facilities. Door to:

EN-SUITE

Sealed unit double glazed window to the front elevation. Three piece suite has low level WC, pedestal wash basin and independent shower cubicle.

BEDROOM 2

11'2 x 8'7 plus doorwell (3.40m x 2.62m plus doorwell)
Sealed unit double glazed window to the front elevation.

BEDROOM 3

9'2 x 8'1 (2.79m x 2.46m)
Sealed unit double glazed window to the side elevation.

BATHROOM

7'2 x 5'8 (2.18m x 1.73m)
Sealed unit double glazed window to the side elevation. Three piece coloured suite has panelled bath, low level WC and pedestal wash basin.

EXTERNAL

To the front of the property there is a driveway providing off-street parking for several vehicles and leading down to the single garage which has up & over door, power and light.

The rear enclosed garden is predominantly laid to lawn, of an established appearance, with an array of shrubbery and plants. Beyond the rear garden boundary is the railway line.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

DOUBLE GLAZING

The property benefits from sealed unit double glazing.

TENURE

We believe the tenure of the property to be Freehold (this will be confirmed by the vendor's solicitor).

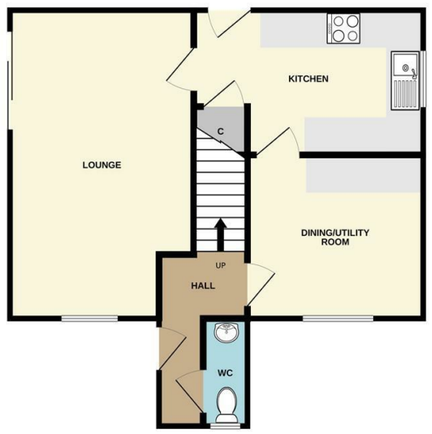
VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.
Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

GROUND FLOOR



1ST FLOOR

VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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