



**QUICK & CLARKE**  
The Property Specialists

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**19 Humber Crescent, Brough HU15 1BP**  
**£189,950**

- Traditional semi-detached house
- No forward chain!
- Breakfast Kitchen
- Spacious Lounge
- Utility Room and WC
- Three Bedrooms
- First floor Bathroom
- Superb driveway to the front
- Enclosed Garden
- EPC: D Council Tax: A

This traditional semi-detached house is located in the heart of Brough and with the added benefit of having no forward chain. Well presented throughout, the accommodation enjoys: Hallway, Lounge, Breakfast Kitchen and Utility Room with WC off. To the first floor the landing leads to THREE good size Bedrooms and a House Bathroom. Superb long driveway to the front providing off-street parking. Viewing is a must!

#### LOCATION

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

A uPVC door with glazed inserts leads into:

##### ENTRANCE HALLWAY

Staircase leading to the first floor accommodation. Door into:

##### LOUNGE

15'10" x 11'3" (4.83m x 3.43m)  
uPVC double glazed window to the front elevation and wood laminate flooring.

##### BREAKFAST KITCHEN

15'9" x 10'1" (4.80m x 3.07m)  
uPVC double glazed window to the rear elevation, Shaker style base and wall units with work surfaces and tile splashbacks all complemented with wood laminate flooring, stainless steel gas hob, stainless steel single oven and extractor, one and a quarter bowl sink unit with drainer and mixer tap. A door leads into:

##### UTILITY

10' x 4'11" (3.05m x 1.50m)  
uPVC double glazed window to the front elevation and uPVC door leading out into the rear garden, fitted units and work surfaces, space and plumbing for washing machine and wall mounted gas central heating boiler.

##### W.C.

Low level w.c.

##### FIRST FLOOR

##### LANDING

Access to loft and uPVC double glazed window to the side elevation.

##### BEDROOM 1

12'11" x 10'3" (3.94m x 3.12m)  
uPVC double glazed window to the rear elevation and fitted cupboard.

##### BEDROOM 2

11'3" x 9'6" plus doorwell (3.43m x 2.90m plus doorwell)  
uPVC double glazed window to the front elevation.

##### BEDROOM 3

9'4" dec'g to 5'11" x 7'1" dec'g to 4'8" (2.84m dec'g to 1.80m x 2.16m dec'g to 1.42m)  
uPVC double glazed window to the front elevation.

##### BATHROOM

5'10" x 5'6" (1.78m x 1.68m)  
uPVC double glazed window to the rear elevation, P-shaped bath, pedestal wash hand basin and low level w.c. beautifully complemented with tiled splashbacks and mosaic decor border tiles, thermostatic shower over bath and curved shower screen.

##### OUTSIDE

To the front of the property is a gravel driveway providing off-street parking for several vehicles and access from the side of the property down into the rear garden

The rear garden is enclosed with a patio area, lawn, garden shed and decking.

##### 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 uPVC 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.

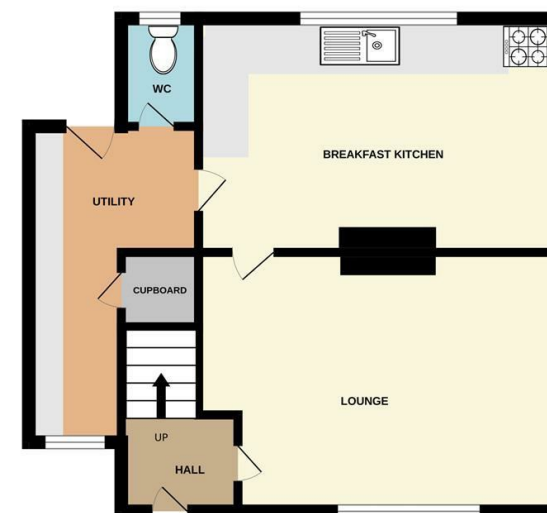
##### FINANCIAL SERVICES

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.

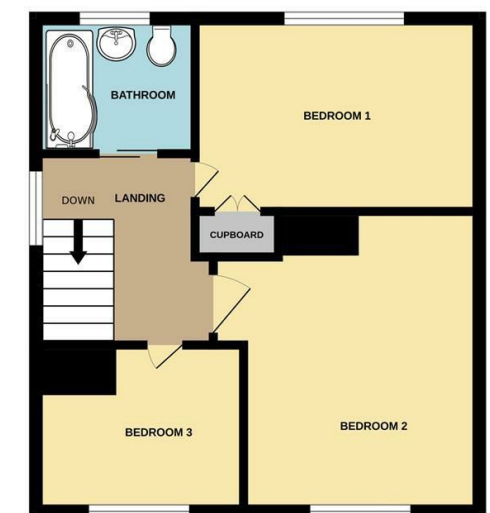
With access to the whole of the market and also exclusive mortgage deals not normally available on the high street, we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email [willerby@qandc.net](mailto: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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