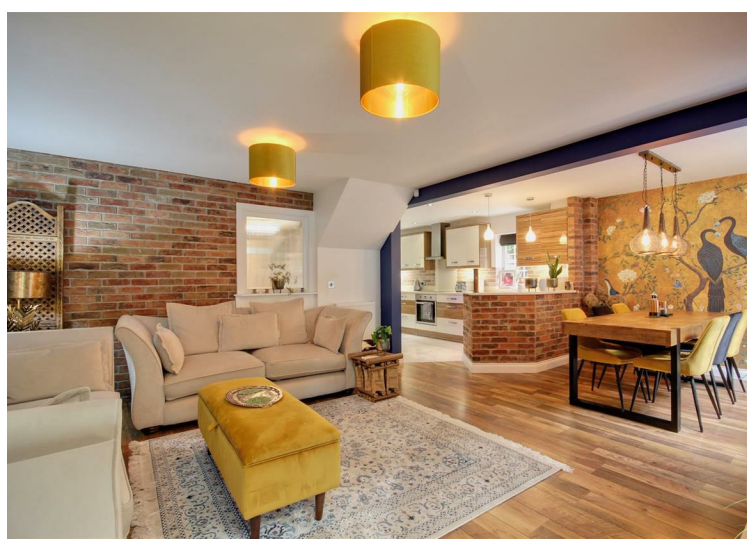




QUICK & CLARKE
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14 Rye Crescent, Brough HU15 1GA
£350,000

- Totally remodelled ground floor
- Tucked away position
- No onward chain
- Extensive parking
- Four bed / three bath
- Beautiful rear garden
- Convenient for amenities and road network
- EPC - C

A stunning, remodelled, detached house situated in a fantastic position tucked away on a small cul-de-sac.

Ideally positioned for the amenities of Brough and access to the M62, this fabulous house has undergone an extensive transformation with the ground floor layout now being almost unrecognisable from when it was first constructed.

With a superb and flexible first floor layout having four bedrooms and three recently modernised bathrooms, the property has an attractive plot with extensive off-street parking to the front and side, and a beautiful enclosed and relatively private garden to the rear.

In move-in condition and offered with no onward chain, viewing is highly recommended.

LOCATION

Rye Crescent is a small cul-de-sac which lies in a superb position leading off from Loxley Way close to its junction with Welton Road. Tucked away behind trees and lying parallel to Welton Road, the property is conveniently placed to access the amenities of Brough and also the major road network. With a definite 'off development' feel, there is a good reason why the properties on Rye Crescent rarely come to the open market.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Modern composite front door with high level glass panel, newly refurbished hallway with panelling throughout, newly laid attractive Victorian style tiled floor, stairs to the first floor accommodation with integrated under-stair drawer storage system, and internal window to the rear providing borrowed light into the living room.

OPEN PLAN LIVING DINING KITCHEN

27'9 x 21'10 max (8.46m x 6.65m max)
An extensive remodelling of the original ground floor layout to create a superb and large L-shaped open plan living space. The modern and contemporary styled kitchen offers a good range of wall and base units with contrasting two-tone fronts and Corian worksurfaces. Inset moulded 1 1/2 bowl sink and drainer, four ring electric hob with extractor over. Integrated oven, fridge, freezer, washing machine and dishwasher. Windows to front elevation, space for living and dining room furniture, and patio doors opening out onto the rear garden.

STUDY

7'11 x 7'3 (2.41m x 2.21m)
Attractive distressed style laminate flooring, fitted bespoke cloakroom/storage unit and window to the front elevation.

DOWNSTAIRS CLOAKROOM

4'7 x 3'6 (1.40m x 1.07m)
Two piece sanitary suite comprising close coupled WC and wall hung hand wash basin. Travertine tiled walls and floor.

FIRST FLOOR

LANDING

Panelling to walls and airing cupboard.

BEDROOM 1

11'1 x 10'3 (3.38m x 3.12m)
Window to the front elevation, built-in wardrobes and further fitted wardrobe over the stairs.

EN-SUITE SHOWER ROOM

6'2 x 5'5 (1.88m x 1.65m)
Newly redesigned and fitted with three piece sanitary suite comprising 1700 x 760 walk-in shower tray, low level WC and countertop hand wash basin. Fully tiled walls and floor, window to the front elevation.

BEDROOM 2

11' x 8'8 (3.35m x 2.64m)
Built-in wardrobes and window to the rear elevation.

EN-SUITE SHOWER ROOM

6'4 x 4'8 (1.93m x 1.42m)
Newly redesigned and installed with three piece sanitary suite comprising walk-in shower, low level WC and designer countertop hand wash basin, tiled walls.

BEDROOM 3

8'3 x 8'3 (2.51m x 2.51m)
Window to the rear elevation.

BEDROOM 4

9'9 x 6'9 (2.97m x 2.06m)
Window to the front elevation.

FAMILY BATHROOM

8'3 x 4'11 (2.51m x 1.50m)
Three piece sanitary suite comprising Shaker style panelled bath, pedestal hand wash basin and close coupled WC. Tiled walls, window to the side elevation.

LOFT

Fully boarded with shelving and hanging rails for storage. With light and power laid on.

OUTSIDE

The property has an attractive frontage with a mature hedge offering privacy to the front of the house. Behind the hedge is an area of lawn. Extensive private parking for up to four vehicles is provided by a large gravelled area immediately in front of the property which runs parallel to Welton Road, with further parking on the driveway to the side of the property.

The rear garden is generously sized and relatively private for a property of this type. With an attractive covered seating area immediately adjacent to the living room which has been laid under stone flags, there is a central lawn, and then to the rear of the garden is a wide decked seating area. To one side is shed, and down the side of the property are raised vegetable boxes and a gate providing access to the front of the house. The plot has matured with an attractive level of ornamental trees and shrubs which offer the property a feeling of privacy. Outdoor electrical sockets and lighting are provided to the shed and garden area.

SINGLE GARAGE

Up & over door, supplied with light and power.

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 and we have been advised that the windows have been recently replaced with eco-glass technology.

TENURE

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

COUNCIL TAX

The Council Tax Band for this property is Band E.

VIEWING

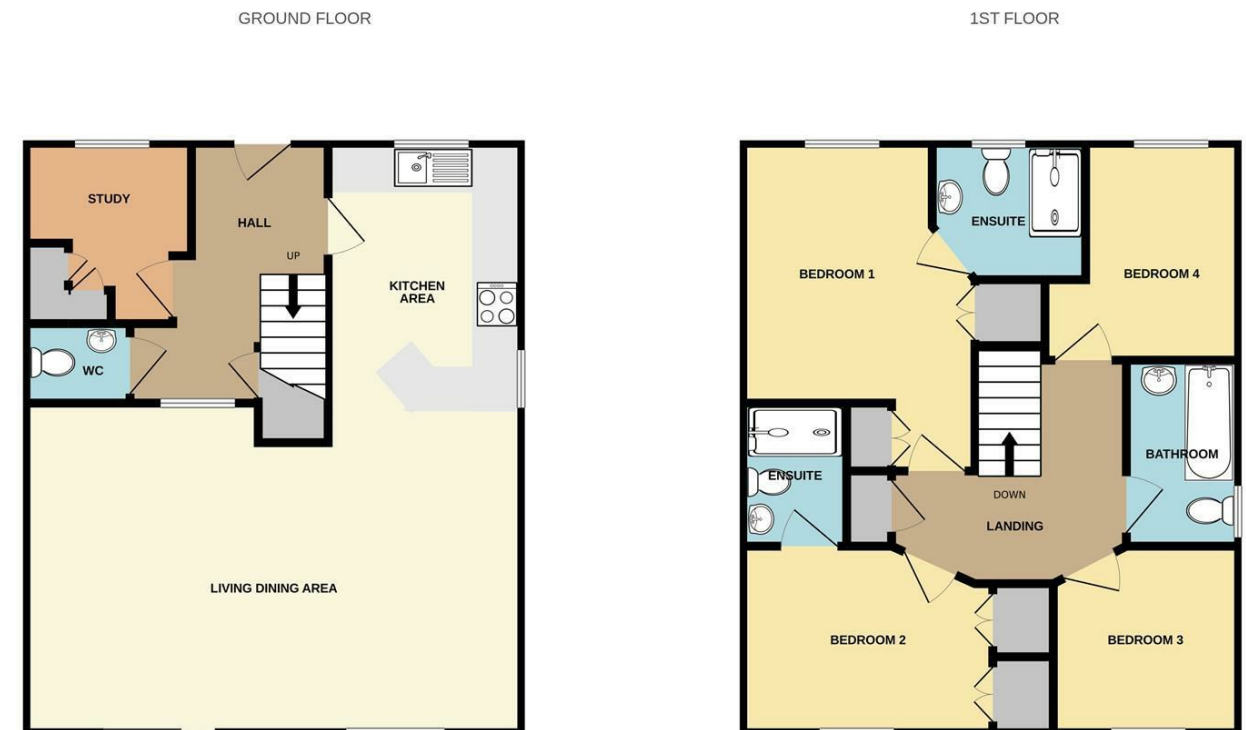
Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

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 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

EPC RATING

For full details of the EPC rating of this property please contact our office.



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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