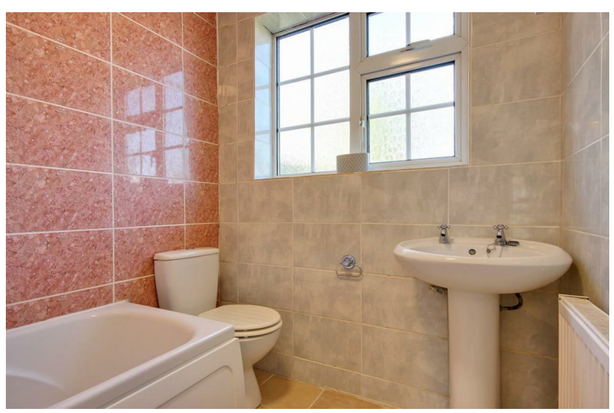


Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

1 The Square, Willerby,
East Riding of Yorkshire HU10 6AD
Tel: 01482 651155 | Email: willerby@qandc.net
www.quickclarke.co.uk

# 26 Randsfield Avenue, Brough HU15 1BG

**£199,950**

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

- Spacious three bed family house
- No onward chain
- Flexibility of living space
- Excellent school catchment
- Close to the amenities & railway station
- EPC: C
- Newly fitted cooker
- Newly fitted washer & dryer

Situated in this popular area of Brough close to the amenities and with an excellent school catchment, this spacious three bed family house is offered with no forward chain. Offering the flexibility of having two reception rooms, with the kitchen currently opening into the dining room, the property has the further potential to be remodelled and have a ground floor bedroom adjacent to the bathroom if desired. Situated on a generously sized plot with parking for several cars there is also a garage and a relatively private rear garden.

## LOCATION

The property is located on Randsfield Avenue which is accessed off Skillings Lane close to the centre and amenities of 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 andq 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

## ENTRANCE PORCH

5'5" x 3'8" (1.65m x 1.12m)
uPVC front door with glass panel to one side. A timber door opens into the entrance hall.

## ENTRANCE HALL

Stairs to the first floor with wrought iron spindles and storage cupboard under housing the updated electrical consumer unit.

## LIVING ROOM

13'3" x 11'10" (4.04m x 3.61m)
A well proportioned room with a picture window to the front elevation, the focal point being an electric fire.

## KITCHEN

11'11" x 7'11" (3.63m x 2.41m)
Having the benefit of an archway opening into the dining room and as such creating a large open plan dining kitchen, the kitchen offers a good range of wall and base storage units with laminate work surfaces and ceramic tile splashbacks, stainless steel sink and drainer, new and recently fitted cooker and washing machine (with the balance of the warranty) and new fitted tumble dryer and fridge freezer. Porcelain tiled floor and uPVC glass panelled door opening onto the side of the property and the driveway.

## DINING ROOM

11'10" x 9'10" (3.61m x 3.00m)
Window overlooking the garden.

The dining room could potentially be converted into a bedroom as it lies adjacent to the bathroom.

## BATHROOM

6'8" x 5'9" (2.03m x 1.75m)
Three piece sanitary suite comprising panelled bath with shower over, close coupled w.c., pedestal hand wash basin, tiled walls and floor, and window to the rear elevation.

## FIRST FLOOR

## LANDING

## BEDROOM 1

11'11" x 15'7" (3.63m x 4.75m)
A very generously sized double bedroom with built-in wardrobes and further access to storage in the eaves. One of the wardrobes houses the modern Ideal Standard boiler and there is a window to the side elevation.

## BEDROOM 2

8'6" x 11'8" (2.59m x 3.56m)
Window to the rear elevation.

## BEDROOM 3

11'3" x 6'2" (3.43m x 1.88m)
Window to the rear elevation and built-in cupboard.

## OUTSIDE

The property is set back from the road with an area of lawn to the front lying behind a brick wall. The driveway leads down the side of the property and provides ample parking for several cars.

The single detached garage has had a new roof fitted and has an up-and-over door.

The rear garden benefits from relatively new fencing and is largely lawned and offers a good level of privacy.

## 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 to be Freehold (to be confirmed by the vendor's solicitor).

## VIEWING

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

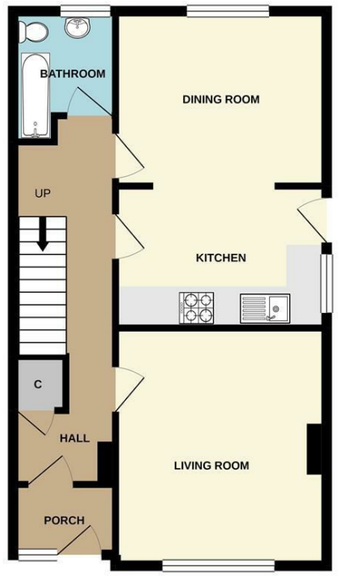
## FINANCIAL SERVICES

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 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.

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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