



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



22 Loxley Way, Brough HU15 1GB
£139,950

- Beautiful homely house
- Superb East/West orientation
- Excellent school catchment
- Convenient for amenities, main road & station
- Westerly facing rear garden
- Off-street parking in car park
- Principal bedroom with en-suite
- Downstairs cloakroom
- EPC: D

THE PROPERTY

A beautiful, well laid out and homely modern mid-terrace situated on the edge of this very popular established development and close to the amenities. Located in an excellent school catchment, the property has the benefit of a Westerly facing garden, principal bedroom with en-suite and allocated car parking in a car park to the rear. The spacious layout includes a ground floor cloakroom and attractive dining kitchen.

LOCATION

The property is located on Loxley Way, close to its junction with Welton Road and as such provides a very convenient position for accessing the amenities of Brough and the major road network. Situated on the edge of this extremely popular modern development, the property lies in a sought after school catchment and is Easterly facing to the front and Westerly facing to the rear.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

4'5" x 4'10" reducing to 3'4" (1.35m x 1.47m reducing to 1.02m)

Modern composite front door with glass panel and hanging rail for coats.

CLOAKROOM

5'5" x 3'5" (1.65m x 1.04m)

Two piece sanitary suite comprising pedestal hand wash basin, low level w.c. and partially tiled walls.

LIVING ROOM

14'11" x 10'5" maximum (4.55m x 3.18m maximum)
An attractive and well proportioned living room, the focal point being a painted ornate wooden fireplace with marble hearth and back with electric point for a fire, window to the front elevation and a storage cupboard under the stairs.

DINING KITCHEN

13'5" x 8'9" (4.09m x 2.67m)
An attractive and spacious dining kitchen with a Westerly aspect and patio doors leading out onto the decked seating area of the rear garden. The kitchen has a generous range of wall and base storage units with white fronts, complementing laminate work surfaces and ceramic tiled splashbacks, four ring gas hob with extractor over, one and a half bowl stainless steel sink and drainer, integrated oven and grill, space and plumbing for a washing machine, oak style laminate flooring and stairs to the first floor accommodation.

FIRST FLOOR

LANDING

Cupboard housing Boiler Mate and access to the loft for storage.

BEDROOM 1

10'3" x 8'7" (3.12m x 2.62m)
Built-in cupboards and window to the front elevation.

EN-SUITE SHOWER ROOM

4'11" x 5'0" (1.50m x 1.52m)
Three piece sanitary suite comprising low level w.c., pedestal hand wash basin, shower cubicle with thermostatic shower valve, partially tiled walls and a window to the front elevation.

BEDROOM 2

10'9" x 7'1" (3.28m x 2.16m)
Window to the rear elevation and built-in cupboards.

BATHROOM

5'9" x 6'1" (1.75m x 1.85m)
Three piece sanitary suite comprising low level w.c., panelled bath with shower over, pedestal hand wash basin, partially tiled walls and window to the rear elevation.

OUTSIDE

The property is accessed from a pathway which lies behind a wall with wrought iron railings skirting Loxley Way.

The rear garden is Westerly facing and has a decked seating area immediately adjacent to the patio doors of the kitchen. Largely lawned and with a fenced perimeter, there is a shed for storage. A gate to the rear provides access onto the car park where there is one allocated parking space, plus the addition of three further guest spaces for the residents using the car park.

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

VIEWING

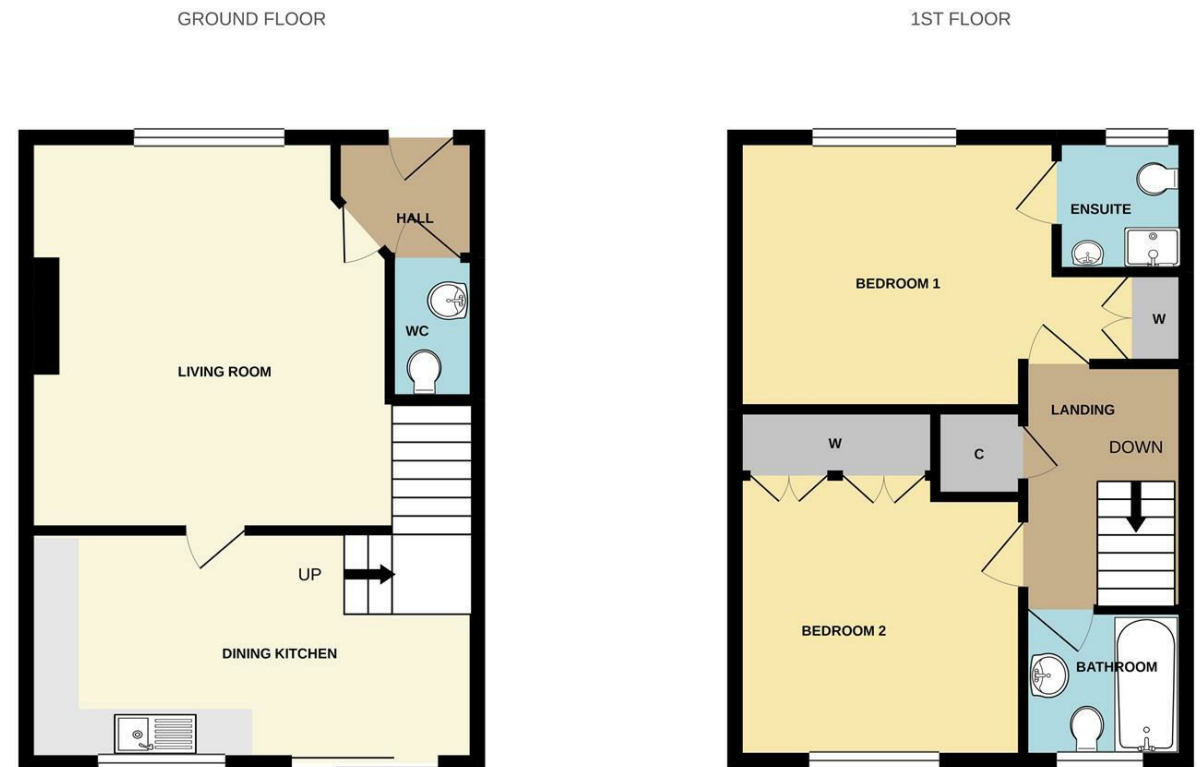
Contact the agent's Brough office on 01482 666816 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Brough office on 01482 666816. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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.
Made with Metropix ©2020