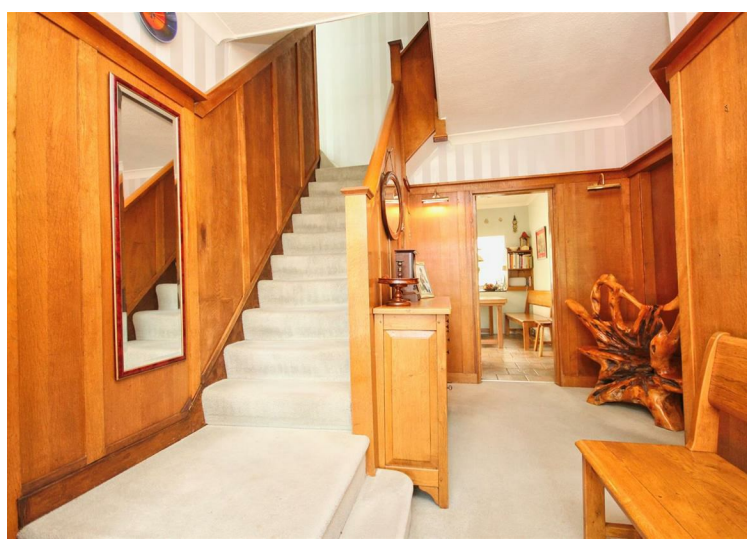




8 Golf Links Drive, Brough HU15 1HD
Offers Over £450,000

- Imposing semi-detached family house
- Fringing on to the golf course
- Versatile accommodation
- THREE receptions & conservatory
- FOUR bedrooms
- TWO bathrooms & downstairs WC
- Modern breakfast kitchen
- Ample parking & garage
- Stunning gardens
- EPC: E

Enjoying such a prime, enviable location literally overlooking the beautiful golf course. This imposing semi-detached traditional family house offers versatile, well presented accommodation extending to over 2,370 square feet. The property presents a host of superb original features coupled with modern attributes with the scope to enhance further to create your dream home! There are THREE receptions, modern breakfast kitchen overlooking the garden and conservatory. The property has FOUR double bedrooms, TWO bathrooms and downstairs WC. The stunning gardens provide great outdoor living space - imagine relaxing at the end of the day overlooking the stunning golf course and just feeling you haven't a care in the world! With ample private parking and an integral garage, let's make you an appointment to view!

LOCATION

Golf Links Road is a private road fringing onto the golf course in the centre 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 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 PORCH

A uPVC door with glazed inserts leads into the entrance porch with door with glazed inserts and side windows leading into the entrance hallway.

ENRANCE HALLWAY

An imposing entrance hallway with oak panelling, staircase to the first floor accommodation and downstairs WC.

DOWNSTAIRS WC

Two piece modern suite in white enjoying wash hand basin and low level WC.

LOUNGE

17'1" into bay x 14'5" (5.21m into bay x 4.39m)
Walk-in leaded bay window to the front elevation, wooden fireplace with marble back and hearth and open grate fire, TV aerial point. An opening leads into:

DINING ROOM

14'1" x 12'7" (4.29m x 3.84m)
uPVC double glazed leaded French doors leading out onto the rear garden with overhead and side panels.

BREAKFAST KITCHEN

BREAKFAST AREA

12'7" x 9'5" (3.84m x 2.87m)
French doors leading into the conservatory. Base unit separating the Kitchen area.

KITCHEN AREA

12'5" x 9'7" (3.78m x 2.92m)
uPVC double glazed window to the rear and side elevations. An extensive range of modern ivory Shaker style base and wall units with granite work surfaces and upstands incorporating an integral wine rack, large drawer storage, shelving and glass display cabinets, integrated dishwasher, electric double fan oven with induction hob and suspended stainless steel extractor, Belfast sink unit with drainer, pelmet lighting and oak breakfast bar all beautifully finished with a tiled floor.

CONSERVATORY

15'4" x 10' (4.67m x 3.05m)
Being of a double glazed and brick construction and enjoying undisturbed views over the golf course and garden. Attractive tiled flooring and French doors leading out onto the rear garden. Door into:

STUDY

15' x 10' (4.57m x 3.05m)
uPVC double glazed window to the front and side elevations.

FIRST FLOOR

LANDING

Split level landing.

BEDROOM 1

17'4" into bay x 11'8" to wardrobes (5.28m into bay x 3.56m to wardrobes)
An extensive range of modern fitted furniture incorporating drawers, glass fronted display, overhead units and central dressing table with two sets of drawers and inset mirror.

EN-SUITE

7'10" x 7'10" (2.39m x 2.39m)
uPVC double glazed window to the front elevation, an outstanding suite with roll top bath with twin head shower over, low level w.c. and pedestal wash hand basin all beautifully finished off with full height Italian style tiling to walls and floor. Extractor.

BEDROOM 2

14'2" x 14'2" (4.32m x 4.32m)
Sliding wardrobes providing hanging and storage facilities.

BEDROOM 3

12'8" x 9'8" (3.86m x 2.95m)
uPVC double glazed window to the front elevation. Sliding patio doors provide access to a balcony terrace with balustrade and splendid views over the golf course. This bedroom is accessed from a landing which has a cupboard housing the gas central heating boiler.

BEDROOM 4/GUEST ROOM

11'11" into bay x 11'7" maximum (3.63m into bay x 3.53m maximum)
uPVC double glazed bay window to the side elevation and fitted wardrobes.

SHOWER ROOM

uPVC double glazed window to the side elevation, two piece suite in white comprising walk in shower cubicle and wash hand basin in vanity. Tiled to wet areas.

W.C.

uPVC double glazed window to the side elevation and low level w.c.

OUTSIDE

To the front of the property there is a private driveway at the head of the access lane which provides ample off-street parking and leads to the integral garage with double doors, power and light.

Gated side access leads into the rear garden which is absolutely outstanding. Featuring a meticulously lawned garden with raised terrace providing great outdoor space. A pergola leads through to the hidden garden which has some superb features, a potting shed and provides great family space. The garden has an array of plants and flowering shrubs providing a kaleidoscope of colour and texture and has been beautifully maintained by the current owners. There is so much to see and take in on what is a true credit to the current owners. All beautifully finished with the view of the golf course.
Raised seating area which provides great outdoor entertainment space.

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 part 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.

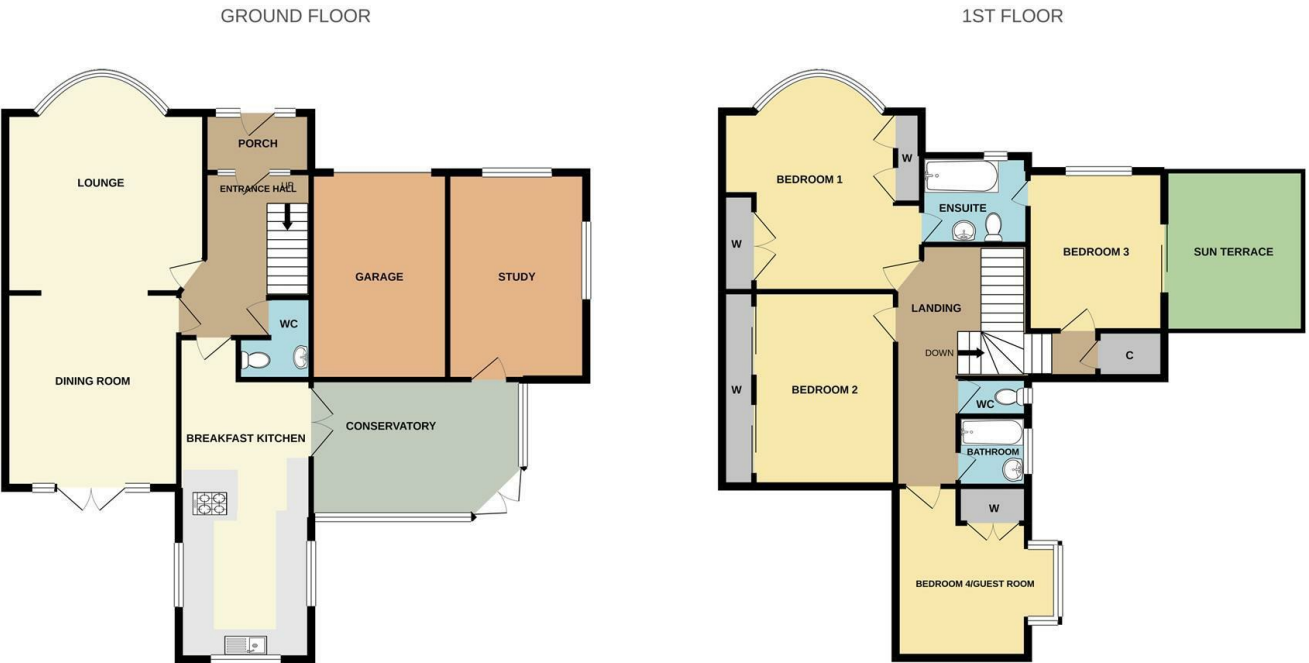
FINANCIAL SERVICES

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 Brough office on 01482 666816 or email brough@qandc.net

EPC RATING

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

VIEWS 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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