





The Property Specialists

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**149 Blackburn Avenue, Brough HU15 1EU**  
**£155,000**

- Attractively laid out two bedroomed house
- Tucked away position
- Generous westerly facing garden
- Off street parking and garage
- Modern kitchen and bathroom
- Move in condition
- No onward chain
- Council Tax: Band: B
- EPC rating: C

A very attractive and beautifully laid out two bedroomed property which is deceptively spacious in contrast to its modest frontage.

In a tucked away position in this established area of Brough close to the amenities, the property benefits from a modern kitchen and bathroom, a superb westerly facing garden, off street parking and garage.

Offered to the market with no onward chain. Viewing is highly recommended.

LOCATION

The property is located on Blackburn Avenue close to the centre and amenities of Brough. Blackburn Avenue is accessed of Skillings Lane just to the south of the row of shops including the Sainsbury's Local supermarket. The property is in a tucked away position relatively close to the junction of Skillings Lane.

THE ACCOMMODATON COMPRISES

ENTRANCE HALL

3'4" opening to 5'9" x 9'8" (1.02m opening to 1.75m x 2.95m)  
Open plan into the kitchen and with a timber and stained glass panelled front door with window to one side. Stairs lead to first floor accommodation and porcelain tiled floor flowing through into the kitchen area.

KITCHEN

7'11" reducing to 5'6" x 9'8" (2.41m reducing to 1.68m x 2.95m)  
An attractive kitchen benefitting from the open plan layout from the entrance hall and a window to the westerly aspect. The kitchen offers a good range of wall and base storage units with white fronts and stainless steel handles and contrasting granite style laminate work surfaces. Ceramic tiled splashbacks, four ring gas hob with extractor over, stainless steel sink and drainer, integrated oven, space and plumbing for washing machine and fridge/freezer. Wall mounted gas boiler.

LIVING ROOM

11'10" x 14'2" (3.61m x 4.32m)  
A well proportioned room with space for both living and dining room furniture and patio doors opening out onto the westerly facing garden.

FIRST FLOOR

BEDROOM 1

11'10 x 8'11" (3.61m x 2.72m)  
Window to rear elevation.

BEDROOM 2

11'11" x 8'6" reducing to 6' (3.63m x 2.59m reducing to 1.83m)  
Window to rear elevation and cupboard which is shelved out for storage.

BATHROOM

6'4" x 5'7" (1.93m x 1.70m)  
With a three piece sanitary suite comprising panel bath with separate shower over, close coupled w.c. and pedestal hand wash basin. Partially tiled walls and window to the rear elevation.

OUTSIDE

The small and compact front garden has been laid under slate chippings for ease of maintenance.

To the rear of the property is a driveway which leads up to the garage which has up and over door. A wrought iron gate provides access off the driveway into the rear garden.

The rear garden is a key feature of the property being westerly facing and generously sized for a property of this type with a patio area adjacent to the living room. The garden is largely lawned with established borders.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a gas fired central heating system.

TENURE

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

VIEWING

Please contact Quick and Clarke's Beverley office on 01482 886200 to arrange an 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 Beverley office on 01482 886200 or email [beverley@qandc.net](mailto:beverley@qandc.net)



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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.