



6 Loxley Way, Brough HU15 1GB
£195,000

- Superb location adjacent to nature reserve
- Convenient for road network and amenities
- Three bedrooms
- Off street parking and garage
- Southerly facing garden
- Excellent school catchment
- No onward chain
- EPC - D

In a superb location adjacent to the nature reserve and on the corner of Welton Old Road and Loxley Way, this attractive property offers so much! Well presented throughout and with three bedrooms, the property also has the benefit of a southerly facing garden, off street parking and garden. Offered with no onward chain and with built-in wardrobes to all three bedrooms, the master bedroom also has an en-suite bathroom. Viewing is highly recommended.

LOCATION

The property is located in a small cul-de-sac which lies close to the junction of Loxley Way with Welton Old Road. This superb "off development" location provides ease of access both to the major road network and also to the amenities in this very popular East Yorkshire village.

The amenities on offer in Brough include 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 HALL

Composite front door with glass panel, oak style laminate flooring.

CLOAKS

Two piece sanitary suite comprising close coupled WC and pedestal hand wash basin, partially tiled walls.

LIVING ROOM

17'11 x 11' (5.46m x 3.35m)
A well proportioned room with a continuation of the oak laminate flooring from the entrance hall and window to the front elevation. The focal point of the room is a decorative white Adam style fireplace housing an arched cast iron fire and a granite hearth. Stairs lead to the first floor accommodation with two storage cupboards under.

BREAKFAST KITCHEN

13'10 x 9'5 (4.22m x 2.87m)
Offering a range of wall and base storage units with white fronts, contrasting laminate worksurfaces and ceramic tiled splashbacks. Four ring stainless steel hob with extractor over, integrated oven, stainless steel 1 1/2 bowl sink and drainer, space and plumbing for washing machine, integrated fridge and freezer. Space for table and patio doors leading out onto the southerly facing garden.

FIRST FLOOR

LANDING

Access to the loft which is supplied with light and is part boarded for storage.

BEDROOM 1

12'x 8'10 plus recess (3.66mx 2.69m plus recess)
Built in wardrobes, two windows to the front elevation.

EN-SUITE SHOWER ROOM

4'10 x 4'10 (1.47m x 1.47m)
Three piece sanitary suite comprising close coupled WC, pedestal wash hand basin and corner shower, partially tiled walls.

BEDROOM 2

11'7 x 7'6 (3.53m x 2.29m)
Built in wardrobes, window to the rear elevation.

BEDROOM 3

8'4 x 6'4 (2.54m x 1.93m)
Built in wardrobe and window to the rear elevation.

BATHROOM

7'6 x 5'2 (2.29m x 1.57m)
Three piece sanitary suite comprising panelled bath, pedestal wash hand basin and low level WC. Window to the side elevation and partially tiled walls.

OUTSIDE

The property is set back from the small cul-de-sac with a flower bed being laid under decorative slate chippings for ease of maintenance. A tarmac driveway provides ample parking for a number of cars.

The rear garden is southerly facing and can be accessed from the driveway via a timber gate. There is a patio seating area adjacent to the kitchen which leads onto a largely lawned garden, with flower beds to the rear being laid under decorative slate chippings for ease of maintenance. There is also an attractive silver birch tree to the rear.

GARAGE

16'11 x 8'7 (5.16m x 2.62m)
Having in the past been used as a home office, with up & over door, supplied with light and power, and there is a sink with running water. Further storage could be created in the roof 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 uPVC Double Glazing.

TENURE

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

COUNCIL TAX

We believe the Council Tax Band for this property is Band C.

VIEWING

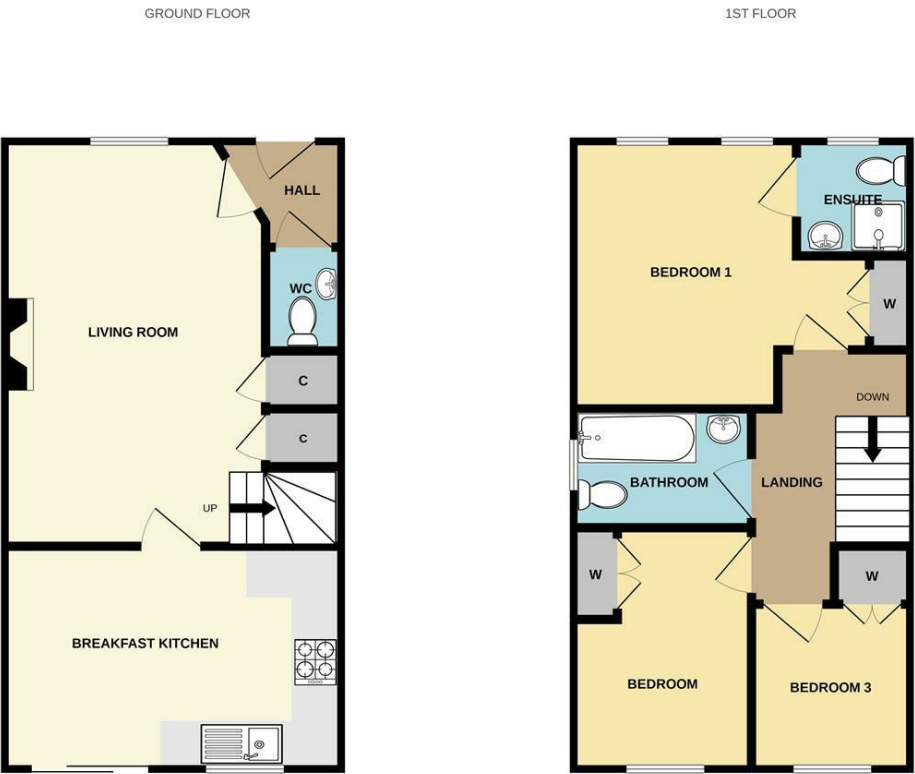
Contact the agent’s Willerby office on 01482 651155 for prior appointment to view.

FINANCIAL SERVICES

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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 ©2022