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

QUICK & CLARKE

The Property Specialists

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78 Blackburn Avenue, Brough HU15 1ER

£110,000

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- Modern mews house
- NO CHAIN
- One double bedroom
- First floor bathroom
- Lounge
- Modern fitted kitchen
- Garage, parking & low maintenance garden
- Ideal first time buy or investment opportunity
- Book your viewing today
- EPC: Awaited

Located in this popular residential area and brought to the market with no chain, this modern mews house would provide great accommodation for a first time buyer or an investment opportunity. Enjoying uPVC double glazing, the property has electric heating and in brief comprises: Modern kitchen with built-in oven and hob, open aspect to the lounge with door to the garden, double bedroom and house bathroom. There is a low maintenance, well maintained garden to the rear providing great outdoor space. There is also the benefit of a lockable garage and allocated parking for two cars in front of it, together with shared visitor parking to the front of the property. This property is ready to move into, to which an early viewing is a definite must.

LOCATION
Blackburn Avenue is located in the heart 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
A uPVC door with glazed inserts leads into:

KITCHEN
8'5" x 8' (2.57m x 2.44m)
uPVC double glazed window to the front elevation, modern white fitted base and wall units with work surfaces and tiled splashbacks, stainless steel electric hob with stainless steel electric oven, sink unit with drainer, space and plumbing for washing machine and space for fridge. Access to storage cupboard which houses the consumer unit, wood laminate flooring and staircase leading to the first floor accommodation with spindle balustrade.

LOUNGE
11'11" x 10'9" (3.63m x 3.28m)
uPVC double glazed window and door leading out into the rear garden, electric heater, attractive wood laminate flooring and TV aerial point.

FIRST FLOOR

LANDING
uPVC double glazed window to the front elevation and fitted airing cupboard.

BEDROOM
11'11" x 10'9" (3.63m x 3.28m)
uPVC double glazed window to the rear elevation.

BATHROOM
7'11" x 4'11" (2.41m x 1.50m)
uPVC double glazed window to the front elevation, three piece suite in whisper grey comprising pedestal wash hand basin, panelled bath with gravity fed shower head over and low level w.c. Tilig to wet areas.

OUTSIDE
To the front of the property is shared visitor parking.

The rear garden is designed for ease of maintenance being gravelled and paved with an extensive patio area and astro turf. The property also has the benefit of a lockable garage with up-and-over door and allocated parking for two cars. The garden and garage can be accessed via a pedestrian walkway and gate to the head of the garden.

SERVICES
Mains water, drainage and electric are available or connected to the property.

CENTRAL HEATING
The property benefits from an electric heating system.

DOUBLE GLAZING
The property benefits from uPVC Double Glazing.

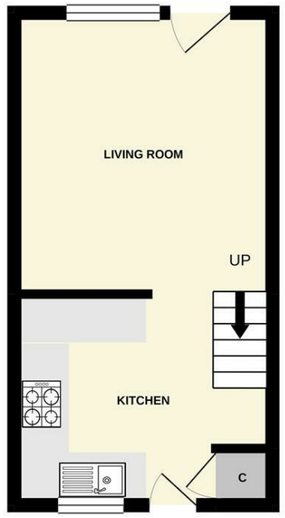
TENURE
We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

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

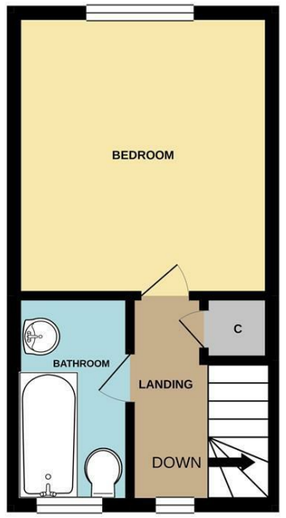
FINANCIAL SERVICES
Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.
With access to the whole of market and also exclusive mortgage deals not normally available on the high 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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