



10 Freeman Avenue, Brough HU15 1BW
£177,500

- No forward chain
- Some modernisation required
- Close to village centre
- Well-proportioned house
- Huge potential
- Off-street parking
- Garage
- Envidable school catchment
- Generous rear garden
- EPC: D

THE PROPERTY

Attractively proportioned, light, bright and generously sized family house requiring some modernisation. Offering huge potential, the property is located close to the centre of Brough and in a superb school catchment. Well-proportioned throughout, the house is offered with no forward chain and has the benefit of parking, a side drive and garage on a generous sized plot.

LOCATION

The property is located on Freeman Avenue, a broad and attractively laid out road which leads off from Welton Road in the centre of Brough. In an ideal location for accessing all the amenities, the property lies conveniently close to the Morrisons supermarket. The property is also in an enviable school catchment being serviced by Brough Primary School (Ofsted Good) and South Hunsley Secondary School and Sixth Form College (Ofsted Outstanding).

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

5'7" x 5'7" (1.70m x 1.70m)

A modern composite front door with stained glass panel and further windows to either side. Stairs lead to the first floor accommodation.

LIVING ROOM

17'5" x 14'5" (5.31m x 4.39m)

A very well-proportioned room with a picture window to the front elevation. Gas fire in dark wood fireplace, laminate flooring and storage cupboard under stairs. Sliding timber door provides access through to the dining kitchen.

DINING KITCHEN

17'5" x 9'2" (5.31m x 2.79m)

The dining kitchen has a generous range of wall and base storage units with oak effect fronts, ceramic tiled splashbacks and contrasting laminate worksurfaces. Stainless steel sink and drainer, gas hob with integrated oven and grill, washing machine and fridge freezer. Cupboard houses the gas hot air blown boiler. Sliding patio doors lead out onto the rear garden with further picture window over the sink.

FIRST FLOOR

LANDING

Built-in cupboards and access to the loft.

BEDROOM 1

14'0" x 10'10" (4.27m x 3.30m)

A range of fitted wardrobes and window to the front elevation.

BEDROOM 2

10'10" x 9'9" (3.30m x 2.97m)

Window to the rear elevation.

BEDROOM 3

8'9" x 6'5" (2.67m x 1.96m)

Built-in wardrobes and window to the rear elevation.

BATHROOM

6'4" x 5'6" (1.93m x 1.68m)

Three piece sanitary suite in sky blue with pedestal hand wash basin, low level WC and panelled bath with electric shower over. Partially tiled walls, window to the rear elevation.

OUTSIDE FRONT

The property is set well back from the road with an area of lawn to the front and a concrete drive which provides ample parking and continues down the side of the property to the garage.

GARAGE

A concrete sectional garage with up & over door and side personnel door leading out onto the garden.

REAR GARDEN

A very good sized garden for a property of this type with lawn and a wide decked seating area to the rear. 6ft high fencing provides a good level of privacy.

SERVICES

All mains services are available or connected to the property.

CENTRAL HEATING

The property benefits from a hot air blown gas fired central 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

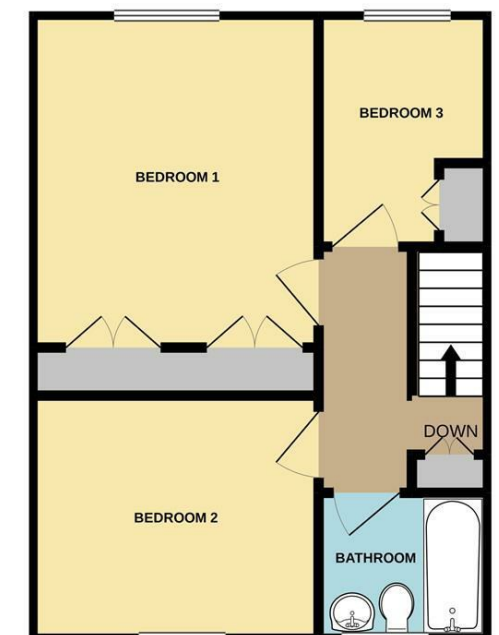
EPC RATING

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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