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

QUICK&CLARKE

The Property Specialists

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3 Whistler Close, Brough HU15 1GT

£130,000

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- Two bedrooms
- Allocated parking
- Great for first time buyers/investors
- No onward chain
- Open plan living/dining area
- Downstairs WC
- Quarter house
- Council Tax Band B
- Energy Performance Rating C

A two bedroom purpose-built quarter house offering a range of modern accommodation including two bedrooms, open plan living/dining room and family bathroom, having the additional benefit of a car parking space.

LOCATION
The property is located in a small cul-de-sac which lies close to Ruskin Way. 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
Door with privacy glass inserts.

W.C.
Low level w.c., hand wash basin, radiator and uPVC double glazed window to the side elevation.

LIVING/DINING ROOM
9'10" x 15'10" (3.00m x 4.83m)
uPVC double glazed window to the front and side elevations, stairs leading to the first floor with understairs storage cupboard and radiator. Open to:

KITCHEN
5'8" x 9'10" (1.73m x 3.00m)
Having base and eye level units with tiled splashbacks, four ring gas hob and electric oven, one and a half bowl sink and drainer, space for washing machine, integrated fridge and freezer.

FIRST FLOOR

LANDING
Storage cupboard.

BEDROOM 1
9'11" x 8'10" (3.02m x 2.69m)
uPVC double glazed window to the front and side elevations, storage cupboard and radiator.

BEDROOM 2
13'10" x 6'8" (4.22m x 2.03m)
uPVC double glazed window to the front and side elevations and radiator.

BATHROOM
5'6" x 8'4" (1.68m x 2.54m)
Low level w.c., bath with mixer taps and overhead shower, hand wash basin and radiator.

AGENT'S NOTE
The property is currently tenanted under an Assured Shorthold Tenancy, which could continue for investment purposes.

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
The Council Tax Band for this property is Band B.

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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