



12 Airedale Drive, Brough, HU15 1US
£205,000

The Property Perspective

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We are delighted to offer for sale this modern semi detached house located on a corner plot within this popular development with access to amenities and transport links plus being in catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed on 2020 the property still benefits from over 4 years remaining of its New Home Structural Warranty.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with integrated appliances plus contemporary bathroom, en suite and WC. Items of note include French doors to the rear plus an electric vehicle charging point. There are ample sockets and media points. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen and WC. There are 3 well proportioned bedrooms, the master with en suite plus a family bathroom accessed from the first floor landing.

The property is located on a corner plot with private gardens to the rear with lawn and patio. There are 2 parking spaces to the front plus an electric vehicle charging point.

Tenure - Freehold.

Estate management Fee - Not yet collected.

Council Tax - Band C

The property comprises.

GROUND FLOOR

Entrance Hall

With luxury flooring.

Lounge 16'2" (max) x 11'9" (max) (4.94m (max) x 3.60m (max))

A light dual aspect room with feature wall, luxury flooring and blind.

Dining Kitchen 15'0" x 10'5" (4.59m x 3.20m)

Having a comprehensive range of modern wall and base units with complimenting laminate worktops and tiling plus glass splash back. With integrated oven, hob, hood, washing machine, dishwasher and fridge freezer. With luxury flooring plus French doors leading to the rear garden.

WC 5'3" x 3'0" (1.62m x 0.93m)

Having contemporary white sanitary ware, tiling and luxury flooring.

FIRST FLOOR

Landing

With fitted carpets.

Bedroom 1 13'8" (max) x 8'5" (max) (4.19m (max) x 2.58m (max))

With carpets and blinds.

En Suite 8'5" (max) x 4'5" (max) (2.59m (max) x 1.36m (max))

Having contemporary white sanitary ware with double shower, tiling, floor tiling and chrome ladder radiator.

Bedroom 2 10'2" x 8'5" (3.10m x 2.59m)

With carpets and blinds.

Bedroom 3 8'8" x 6'3" (2.66m x 1.91m)

With carpets and blinds.

Bathroom 6'3" x 5'6" (1.91m x 1.68m)

Having contemporary white sanitary ware with tiling, floor tiling and chrome ladder radiator.

EXTERNAL

The property is located on a corner plot with private gardens to the rear with lawn and patio. There are 2 parking spaces to the front plus an electric vehicle charging point.

