



**3 Belvoir Grove, Brough, HU15 1XJ**  
**£205,000**



## The Property Perspective

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PROPERTY  
PERSPECTIVE

We are delighted to offer for sale this modern upgraded semi detached house located on this popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. Having been constructed in 2021 the property still benefits from over 5 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 kitchen with quartz worktops and integrated appliances plus contemporary bathroom and WC. An item of particular note are the French doors to the rear. There are ample sockets and media points to the property. 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 plus a family bathroom accessed from the first floor landing.

The property benefits from upgraded gardens with patio and lawn plus external tap and socket. There are 2 parking spaces.

Tenure - Freehold  
Estate management Fee - £250 pa  
Council Tax - Band C

The property comprises.

### GROUND FLOOR

#### Entrance Hall

With vinyl flooring.

#### Lounge 14'5"(max) x 11'11"(max) (4.41m(max) x 3.65m(max))

With carpets and blinds.

#### Dining Kitchen 14'10" x 8'8" (4.54m x 2.66m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and tiling. Having integrated oven, hob, hood, fridge freezer, dishwasher and washing machine. There are recessed spot lights, vinyl flooring and blinds. French doors leading to the rear garden.

#### WC 6'3" x 2'9" (1.91m x 0.84m)

Having modern white sanitary ware with tiling and vinyl flooring.

### FIRST FLOOR

#### Landing

With fitted carpets.

#### Bedroom 1 12'0" x 8'0" (3.68m x 2.44m)

With carpets and blinds.

#### Bedroom 2 11'2" x 8'0" (3.42m x 2.45m)

With carpets and blinds.

#### Bedroom 3 8'7" x 6'7" (2.64m x 2.02m)

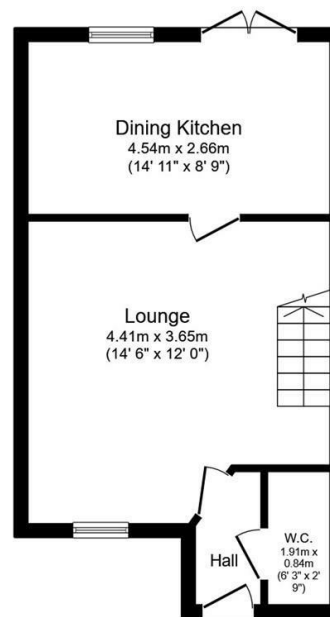
With carpets and blinds.

#### Bathroom 9'6"(max) x 6'6"(max) (2.92m(max) x 1.99m(max))

Having contemporary white sanitary ware with shower and screen to bath, tiling, recessed spot lights, vinyl flooring and blind.

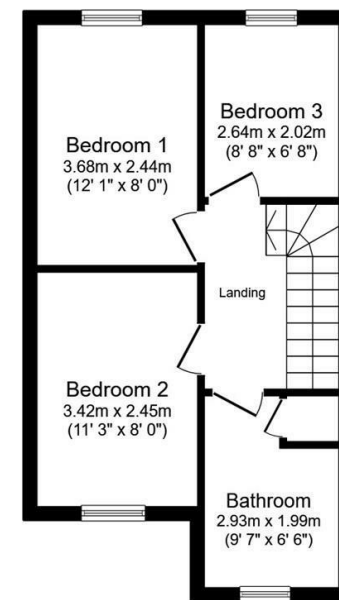
### EXTERNAL

The property benefits from upgraded gardens with patio and lawn plus external tap and socket. There are 2 parking spaces.



Ground Floor

Floor area 36.4 sq.m. (392 sq.ft.)



First Floor

Floor area 36.4 sq.m. (392 sq.ft.)

Total floor area: 72.8 sq.m. (783 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.PropertyBox.io](http://www.PropertyBox.io)

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