



Airedale Drive, Brough, HU15 1US

£300,000

Modern detached house on popular development. Modern dining kitchen with appliances plus contemporary bathroom, en suite & WC. Upgraded gardens plus double driveway & garage.

Ready to move in with flooring & blinds included as fitted.



7 Airedale Drive, Brough, HU15 1US

We are delighted to offer for sale this modern detached house located on a popular development with access to amenities and transport links plus in catchment of OFSTED 'Good' Primary and Secondary schools. The property was constructed in 2020 and has over 3 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 and separate utility room plus a contemporary bathroom, en suite and WC. Items of note include French doors to the rear and wardrobes to bedroom 2. There are ample sockets and media points. The property is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, lounge, dining kitchen, utility room and WC. There are 4 well proportioned bedrooms, the master with en suite plus a family bathroom.

The property benefits from well presented and low maintenance gardens with artificial turf and patio plus external tap. There is a double driveway leading to a single garage with power and light. There is an electric vehicle charging point.

Tenure - Freehold
Estate Management Fee - Not yet collected
Council Tax - Band D

The property comprises.

GROUND FLOOR

Entrance Hall

With LVT flooring plus access to store.

Lounge 16'0"(max) x 10'8"(max)
(4.88m(max) x 3.27m(max))

With carpets and blinds.

Dining Kitchen 17'1"(max) x 10'4"(max)
(5.23m(max) x 3.16m(max))

Having a comprehensive range of modern wall and base units with complimenting

laminite worktops and upstands plus glass splash back. With pyrolitic cleaning oven, hob, hood, fridge freezer and dishwasher plus 1.5 sink and mixer tap. With recessed spot lights, LVT flooring and blinds. French doors leading to the rear garden.

Utility Room 5'6" x 5'2" (1.69m x 1.59m)

Having modern units with laminate worktops and upstands plus LVT flooring.

WC 5'0" x 3'2" (1.53m x 0.97m)

Having contemporary white sanitary ware, tiling, LVT flooring and blinds.

FIRST FLOOR

Landing

With fitted carpets. Access to store.

Bedroom 1 13'8"(max) x 13'5"(max)
(4.19m(max) x 4.10m(max))

With carpets and blinds.

En Suite 6'5"(max) x 5'5"(max)
(1.97m(max) x 1.67m(max))

Having contemporary white sanitary ware with double shower, tiling, vinyl flooring and blind.

Bedroom 2 11'6"(max) x 10'4"(max)
(3.51m(max) x 3.17m(max))

With wardrobes, carpets and blinds.

Bedroom 3 12'3"(max) x 9'1"(max)
(3.75m(max) x 2.78m(max))

With carpets and blinds.

Bedroom 4 10'1"(max) x 9'4"(max)
(3.09m(max) x 2.87m(max))

With carpets and blinds.

Bathroom 6'8"(max) x 6'1"(max)
(2.04m(max) x 1.87m(max))

Having contemporary white sanitary ware with tiling, vinyl flooring and blind.

EXTERNAL

The property benefits from well presented and low maintenance gardens with artificial turf and patio plus external tap. There is a double driveway leading to a single garage with power and light. There is an electric vehicle charging point.





