



Oakwood House, Brentwood Close, Brough, East Riding of Yorkshire, HU15 1DE

THIS SMART CONTEMPORARY NEW BUILD FEATURES A SUPERB OPEN PLAN DINING LIVING KITCHEN
AND A STUNNING TWO STOREY MASTER BEDROOM SUITE



Tucked away down a private road in the centre of the village a short walk from the station and golf course. With highly regarded local schools and some of the best amenities in the region. This modern contemporary property has been stylishly finished to a high specification and briefly comprises entrance hall, cloakroom and w.c., living room, large open plan dining living kitchen, two storey master bedroom suite with dressing room and superb en-suite. Three further bedrooms and a four piece family bathroom. Smart enclosed garden, good off street parking and double garage.

Take a look at the photographs and floorplan and waste no time in viewing.

Location

The village of Brough lies approximately ten miles west of Kingston upon Hull and benefits from local shops and amenities which include a supermarket, banks, restaurants and local pubs. Primary schooling is available within the village with secondary schooling in the nearby village of Melton. Good road connections are available as the A63 runs just to the north of Brough, connecting with the M62 motorway and the centres of business in the West Riding. A main line British Rail Station is located within the village offering intercity connections.

Accommodation

The accommodation is arranged on the ground and two upper floors and can be seen in more detail on the dimensioned floor plan forming part of these sale particulars and briefly comprises as follows:

Entrance Hall

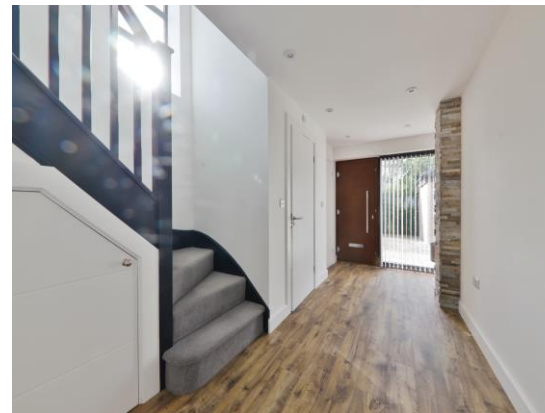
With built-in cloaks cupboard plus understairs storage cupboard.

Cloakroom/WC

With wash hand basin.

Living Room

With walk-in bay window.





Open Plan Dining Living Kitchen

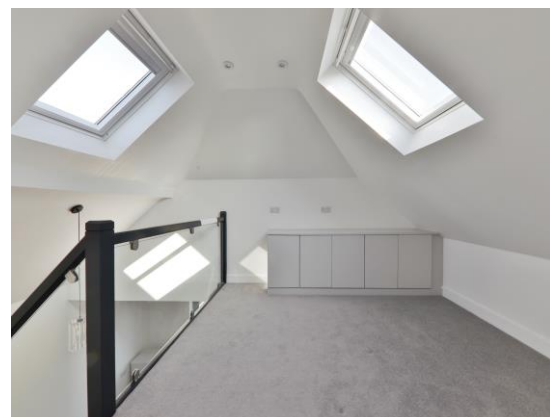
Wide patio doors to the rear terrace and garden. The kitchen area features a range of floor and wall cabinets with matching centre island unit and complementing worktops. Integrated appliances include single drainer one and a half bowl sink unit, two separate ovens, dishwasher, refrigerator, freezer, five ring hob and wine refrigerator.

Utility Room

Single drainer sink unit and plumbing for automatic washing machine.

First Floor Landing

Large built-in airing cupboard housing the gas fired central heating boiler unit.



Master Bedroom Suite

Comprises:

Master Bedroom

Range of fitted wardrobes and Juliet balcony overlooking the rear with double doors. A glass panelled staircase leads to the dressing room.

Second Floor Dressing Room

Range of fitted cupboards. Open plan to the

En-suite

This spacious bathroom has a large walk-in shower area, free standing contemporary bath, vanity wash hand basin and low level w.c. with complementing tiling and heated towel rail.

Bedroom 2

Bedroom 3

Bedroom 4

Family Bathroom

Features a four piece suite comprising large shower cubicle, free standing bath, vanity wash hand basin and low level w.c. with complementing tiling and heated towel rail.

Outside

The property is approached down a long private road. A private driveway leads to a substantial double brick garage with electrically operated door. To the front of the property there is a low maintenance garden with pedestrian side access leading to the rear which includes a full width patio area ideal for outdoor entertaining.

The remainder of the garden is lawned with pedestrian access to the garage and driveway.

Services

Mains gas, water, electricity and drainage are connected to the property.

Tenure

The property is freehold.

Central Heating

The property has the benefit of a gas fired central heating system to panelled radiators on the first and second floor and underfloor heating to the ground floor.

Double Glazing

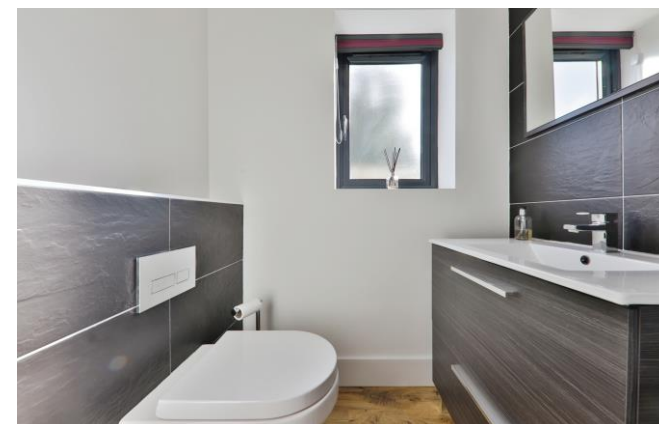
The property has the benefit of UPVC double glazed windows.

Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band F.*

Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



Disclaimer

*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

Viewings

Strictly by appointment with the sole agents.

Site Plan Disclaimer

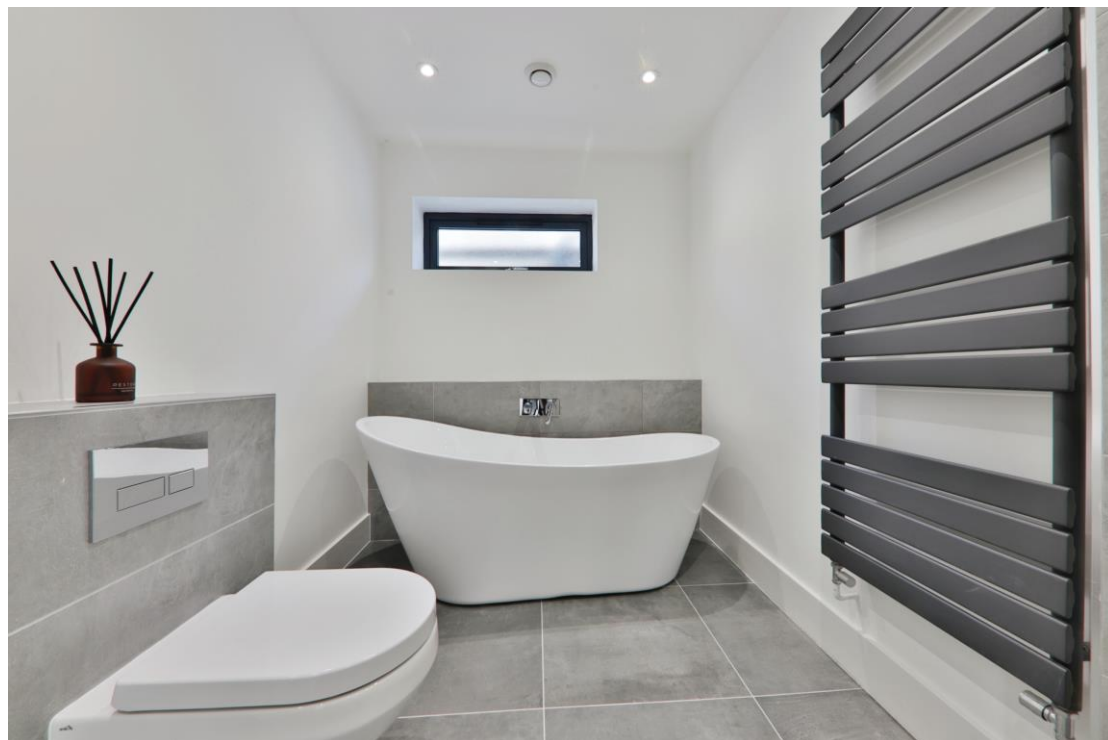
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

Mortgages

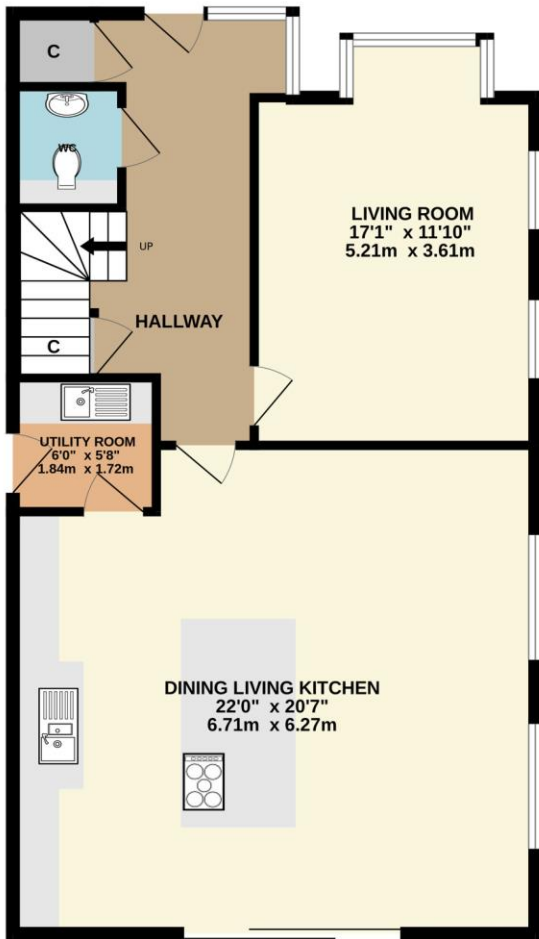
We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Valuation/Market Appraisal:

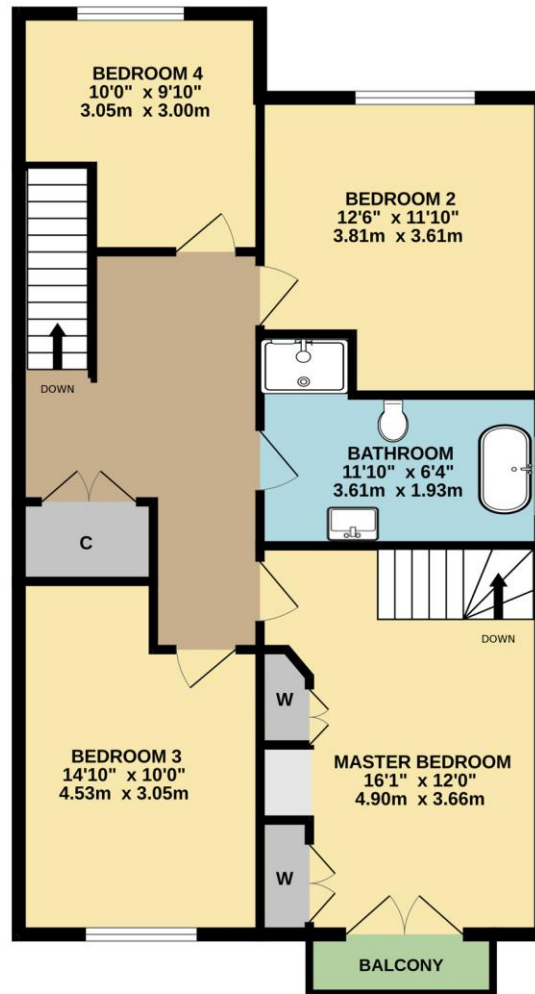
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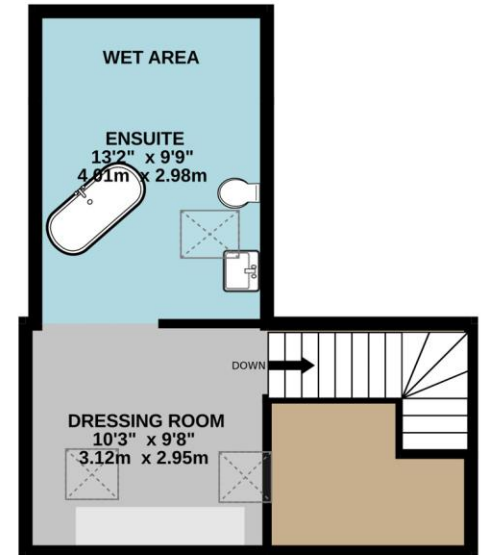
GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
811 sq.ft. (75.4 sq.m.) approx.



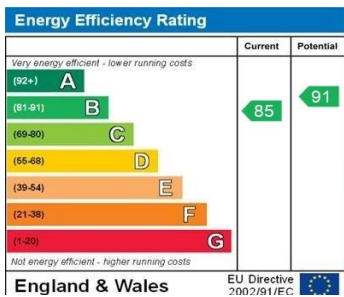
2ND FLOOR
309 sq.ft. (28.7 sq.m.) approx.



BRENTWOOD CLOSE, BROUGH, HU15 1DE

TOTAL FLOOR AREA : 1952 sq.ft. (181.3 sq.m.) approx.

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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To find out more or arrange a viewing please contact 01482 420999 or visit www.fineandcountry.com

