



21 Grassdale Park, Brough, HU15 1EB

£184,950



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- CLOSE PROXIMITY TO VILLAGE CENTRE
- SURROUND SOUND SYSTEM
- FULL UPVC DOUBLE GLAZING
- CLOSE TO THE TRAIN STATION AND LINKS TO A63 / M62
- GARAGE AND OFF STREET PARKING
- GAS CENTRAL HEATING

** WELL PRESENTED FAMILY HOME **

A smartly presented and well maintained extended three bedroom semi-detached family home situated in the popular village of Brough. Located in a cul-de-sac position close to the train station this property has excellent connections located close to the A63 for access to the Humber Bridge, Hull or the M62.

With off street parking for three cars, gas central heating, full uPVC double glazing, good sized living room, modern kitchen diner with breakfast bar and three bedrooms this property has much to offer.



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GROUND FLOOR

ENTRANCE HALL 4'7" x 5'2" (1.41 x 1.60)
Accessed via uPVC front door with privacy glass, tiled floor, wall mounted radiator, uPVC double glazed window.

LOUNGE 13'3" x 18'10" (4.05 x 5.75)
With surround sound installed, carpeted floor, wall mounted radiator and fireplace.

DINING AREA 7'4" x 9'7" (2.24 x 2.93)
Tiled floor, uPVC double glazed privacy window to side aspect, wall mounted radiator, understairs storage cupboard housing gas central heating boiler.

KITCHEN 14'2" x 13'9" (widest) 8'9" (in breakfast bar) (4.33 x 4.20 (widest) 2.69 (in breakfast bar))
A range of wall, base and display cabinets, tiled floor, ceiling spotlights, dual aspect uPVC double glazed windows to side and rear, Rangemaster five ring gas hob combination cooker, glass splashback with extractor fan above and integrated dishwasher. Plumbing for washing machine, space for dryer, breakfast bar, stainless steel drainer sink with mixer tap, butchers block wooden work tops and uPVC back door with privacy glass.

FIRST FLOOR

LANDING
With uPVC double glazed window to side aspect, airing cupboard and loft access.

BATHROOM 6'2" x 5'6" (1.88 x 1.68)
Wooden door with chrome furniture, tiled floor, ceiling mounted square design light fitting, uPVC double glazed privacy window, chrome towel radiator, low flush WC, wash hand basin with mixer tap set into vanity unit, P-shaped bath with overhead rainfall shower head and hand held shower head also.

**PRINCIPAL BEDROOM**

12'6" x 10'4" (3.82 x 3.16)

Wooden door with chrome furniture, carpeted floor, uPVC double glazed window to front aspect and wall mounted radiator..

BEDROOM TWO

9'10" x 11'11" (3.00 x 3.65)

Wooden door with chrome furniture, carpeted floor, uPVC double glazed window with rear aspect, wall mounted radiator..

BEDROOM THREE

5'10" x 8'9" (1.80 x 2.69)

Wooden door with chrome furniture, carpeted floor, uPVC double glazed window with front aspect, wall mounted radiator..

EXTERNAL

A shared driveway leads to a single garage with up&over access door and personnel door to side also, expansive gravelled area to front providing parking provision for numerous cars, low picket-style fenced dividing boundary. To the rear features a patio with lawn garden area and gravelled area beyond, with fencing to side boundaries and brick wall to rear boundary.

COUNCIL TAX:

We understand the current Council Tax Band to be B

SERVICES :

Mains water, gas, electricity and drainage are connected.

TENURE :

We understand the Tenure of the property to be Freehold.

MORTGAGE CLAUSE

Stanifords.com provide independent financial advice through Tony Hammond of Hammond Financial. Further details and referrals immediately available through the Swanland office Tel 01482 631133 and swansales@stanifords.com.

YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.

PROPERTY PARTICULARS DISCLAIMER :

PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

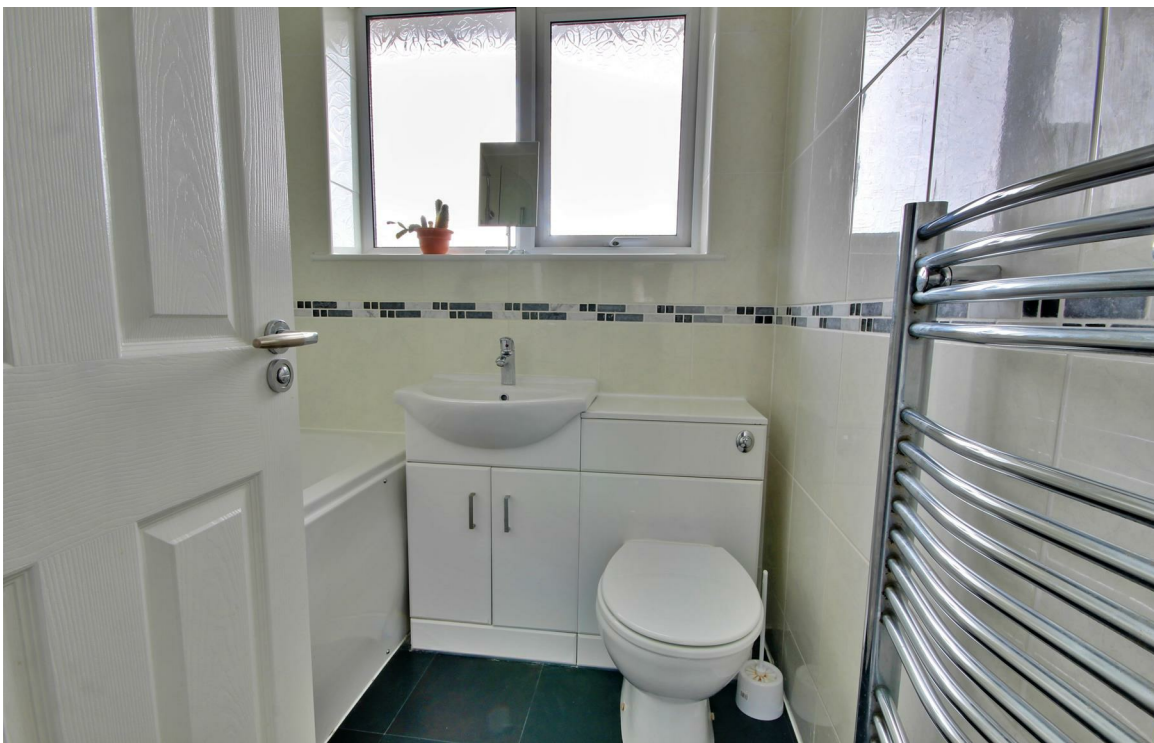
Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

MISREPRESENTATION ACT 1967

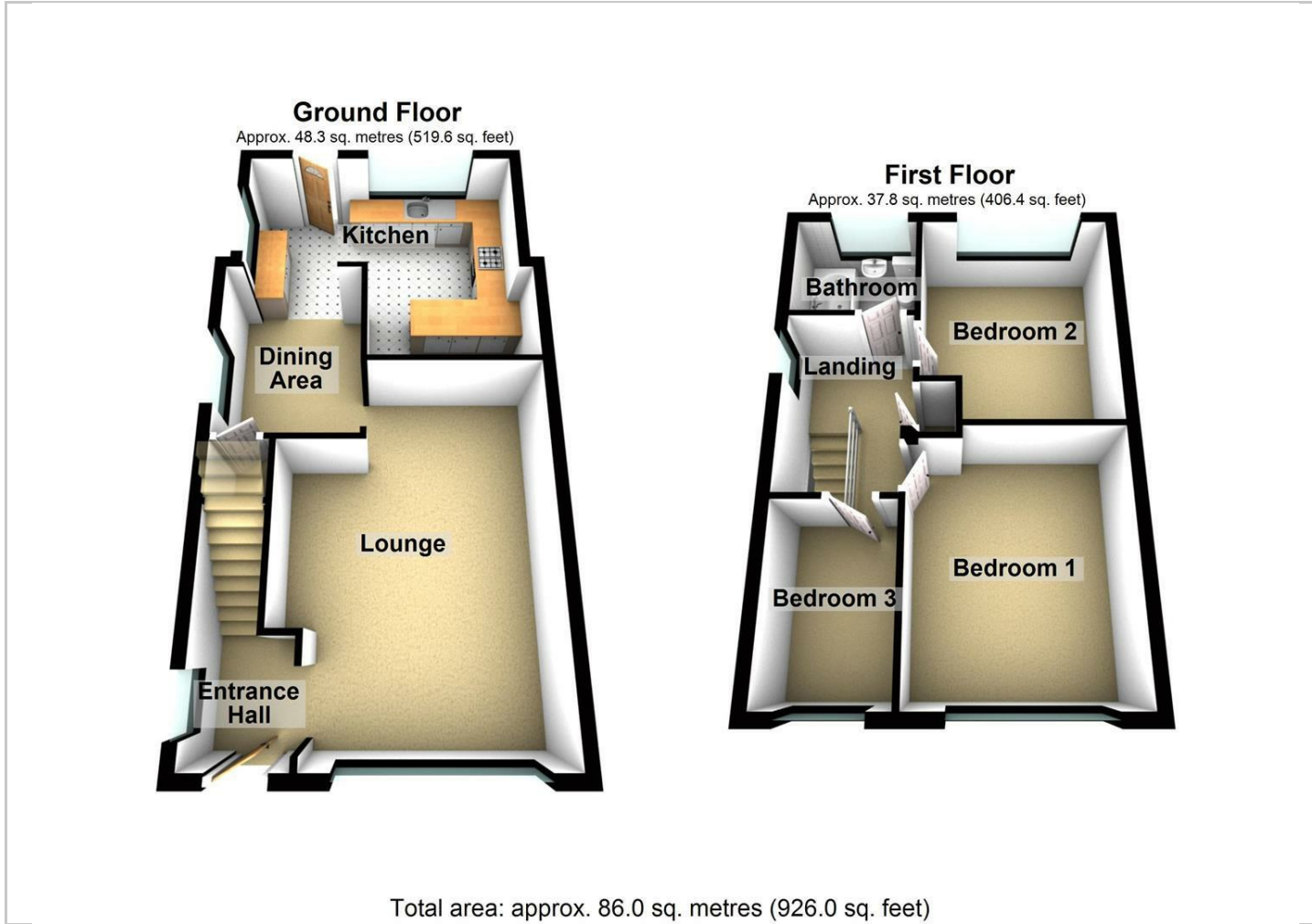
These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.





Floor Plans



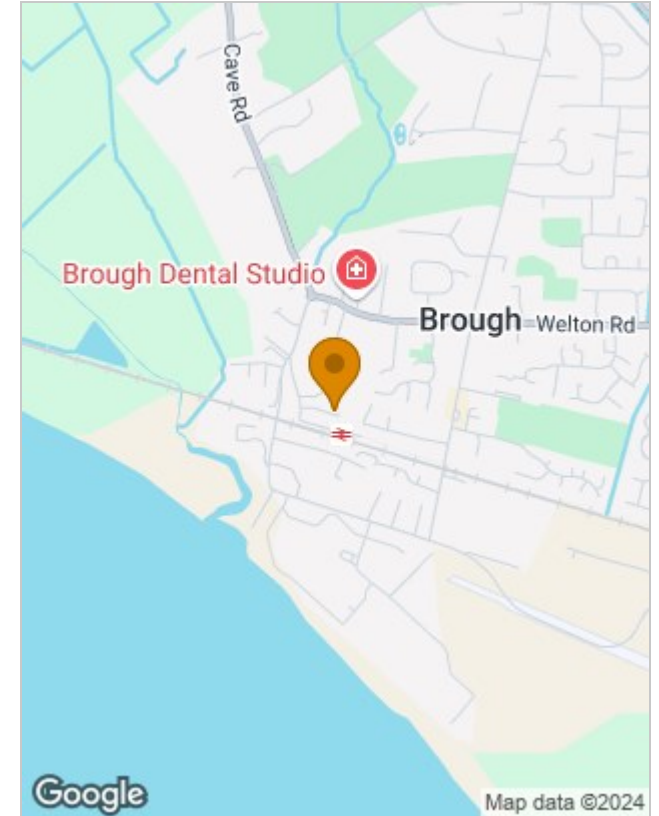
Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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Location Map



Energy Performance Graph

