

**staniford**  
grays



10 Prescott Avenue, Brough, HU15 1BB

Asking Price £89,950





# 10 Prescott Avenue

Brough, HU15 1BB

- AFFORDABLE ONE BEDROOM HOME
- DISCREET BROUGH POSITION
- NO ONWARD CHAIN
- FRONT GARDENS AND SHARED PARKING TO REAR
- SUITABLE FOR INVESTORS AND FIRST TIME BUYERS
- RECENTLY UPGRADED INTERNALLY

AFFORDABLE ONE BEDROOM, SEMI-DETACHED MEWS HOME WITH SHARED PARKING TO REAR.

IDEAL FOR FIRST TIME BUYERS, DOWNSIZERS AND INVESTORS.

Offered to the market with NO FORWARD CHAIN involved and ready for immediate occupation being smartly presented throughout.

Boasting a front garden area, the well formatted living space comprises; Reception Lounge and Kitchen to the ground floor with a return staircase leading to a Double Bedroom and Bathroom to the first floor level.

Off-set position in a central Brough setting and shared parking to the rear of the property.

Available for immediate viewing and ideal for applicants looking for ready to move in living within an established setting.



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## RECEPTION LOUNGE

13'4" x 9'8" (4.07 x 2.96)

Access via uPVC double glazed side entrance door opening through to the dedicated lounge space, with pleasant outlook over the front gardens via uPVC double glazed window. Return staircase approach to first floor level and access provided to...

## KITCHEN

9'4" x 5'4" (2.87 x 1.65)

With uPVC double glazed window to front outlook, neutrally appointed with a range of wall and base units with contrasting work surfaces over, tiled splashbacks, four ring gas hob with extractor canopy over, space for freestanding white goods, wall mounted boiler.

## FIRST FLOOR LEVEL

### LANDING

Provides access to a generous double bedroom and house bathroom, with balustrade and spindles to the return.

### BEDROOM ONE

12'7" x 8'6" (3.84 x 2.60)

With uPVC double glazed window to frontage, of double bedroom proportions and mirrored sliding wardrobes and fitted shelving.



### **HOUSE BATHROOM**

7'0" x 6'0" (2.14 x 1.84)

With uPVC double glazed window to frontage, low flush w.c, pedestal wash hand basin, panelled bath with mounted mains-fed shower over and tiling to splashbacks.

### **EXTERNAL AREAS**

To the frontage of the property a laid to lawn grass section remains well screened from Prescott Avenue itself via a Privet hedge, with pathway leading down to entrance. Parking is also provided to the rear, on a shared basis serving the two dedicated properties.

Convenient position within the heart of Brough centre, remaining a short distance walk away from local services and amenities.

### **AGENTS NOTE**

The property has recently gone through a program of upgrade having been recently decorated, with newly fitted carpets also.

Remains suitable for first time buyers and investors looking for an affordable Brough located property.

### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

### **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.**

### **SERVICES**

(Not Tested) Mains Water, Gas, Electricity and Drainage are connected.

### **TENURE**

We understand the Tenure of the property to be Freehold with Vacant Possession on Completion.

### **VIEWING**

Strictly by appointment with sole selling agents, Staniford Grays.

Website- Stanifords.com Tel: (01482) - 631133

E-mail: swansales@stanifords.com

### **WEBSITES**

www.stanifords.com www.rightmove.co.uk www.vebra.co.uk



## Floor Plans



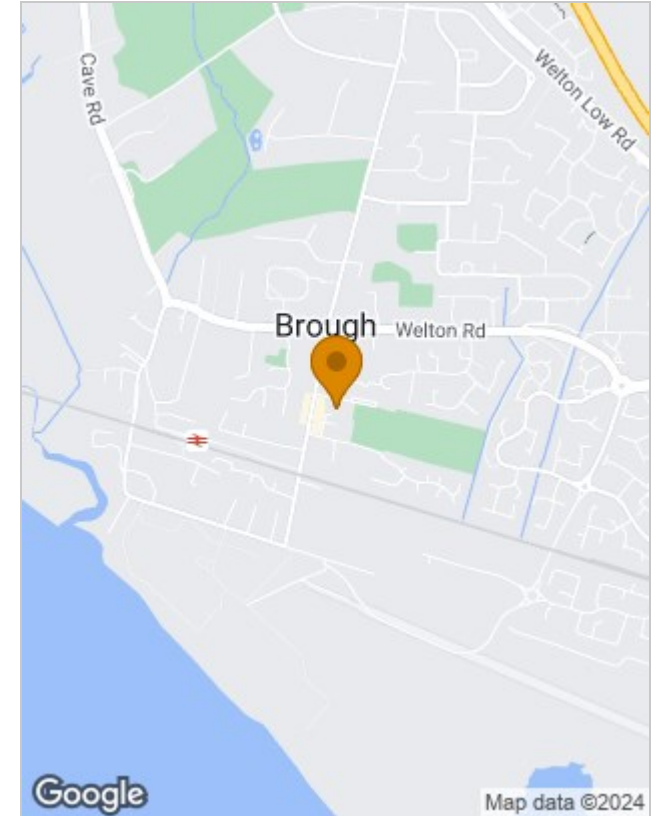
## Viewing

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

