



2 Avocet Close, Brough, East Yorkshire, HU15 1WD

- One of Four Executive Style Semi Detached Properties
- Located in the Heart of Brough close to Local Amenities
- Entrance Hall with Cloakroom WC
- Rear Facing Dining Kitchen with Bi Folding Doors
- Two Parking Spaces with Single Garage and a Lovely South Facing Rear Garden
- Accessed from a Private Drive just off Welton Road
- Well Presented Accommodation Throughout which Must Be Viewed
- Front Facing Lounge with Bay Window
- Two First Floor Bedrooms one with En Suite Shower and a Family Bathroom
- Second Floor Bedroom with En Suite Shower Room

Offers Over £300,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

2 Avocet Close, Brough, East Yorkshire, HU15 1WD

NO FORWARD CHAIN Stunning three bedroom semi detached executive style home. Occupying a choice position close to the heart of Brough. One of four houses along Avocet Close, an early viewing is highly recommended to fully appreciate this fabulous home and location provided. Accessed from a shared private driveway with two car parking spaces and a single garage. The accommodation is arranged on three floors and comprises:- Entrance hall, cloakroom WC, lounge, dining kitchen, first floor, bedroom one with en suite shower room, bedroom two, family bathroom, second floor with bedroom three and an further en suite shower room. Delightful south facing rear garden area. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

Entrance Hall

Main front entrance door provides access into the welcoming hallway, wooden effect flooring, radiator and stairs leading off to the upper floor accommodation with useful understairs storage cupboard. Access into all ground floor rooms off.

Cloakroom WC

Containing a two piece suite of WC and vanity unit with wash hand basin, wooden effect flooring, radiator, extractor fan and window to the front elevation.

Lounge

12'4" x 12'4" + bay (3.768m x 3.782m + bay)

A lovely front facing room with a radiator and a bay window providing views towards the driveway.

Dining Kitchen

19'7" x 10'8" (5.992m x 3.268m)

A real feature of this super home is undoubtedly the kitchen and dining area which is fitted with a modern range of hi gloss fronted soft closing units with contrasting work surfaces over, range of appliances including electric oven, gas hob, microwave, extractor hood, washing machine, dishwasher and fridge/freezer. Window to the rear elevation with bi folding doors providing direct access to the rear garden area. There is a radiator, inset ceiling lights and wooden effect flooring.

First Floor Landing

Access to all rooms off and stairs continue to the second floor accommodation.

Bedroom One

12'0" + recess x 12'5" (3.669m + recess x 3.794m)

Window to the front elevation, radiator and recess area. Access into:

En Suite Shower Room

7'2" x 4'4" + shower (2.195m x 1.341m + shower)

Containing a three piece suite of double sized shower cubicle with mains plumbed rain head style shower, vanity unit with wash hand basin and WC. Window to the front elevation, towel rail radiator, extractor fan and tiled flooring.

Bedroom Two

10'8" x 12'5" (3.257m x 3.805m)

Window to the rear elevation and radiator.

Family Bathroom

6'9" x 6'0" (2.059m x 1.845m)

Containing a three piece suite of bath with mains plumbed shower over with screen, vanity unit with wash hand basin and WC. Window to the rear elevation, towel rail radiator, extractor fan, part tiled walls and tiled flooring.

Second Floor

With a useful store cupboard and from the small landing area there is access into:



View all our properties at.....

OnTheMarket.com

LEONARDS
SINCE 1884

Bedroom Three

12'4" x 13'7" (3.770m x 4.142m)

With two Velux roof light windows to the rear elevation, sloping ceiling profile, radiator and boiler cupboard off housing the gas fired central heating boiler.

En Suite Shower Room

3'3" x 9'8" (0.995m x 2.954m)

Containing a three piece suite of double sized shower cubicle with mains plumbed rain head style shower, vanity unit with wash hand basin and WC. Velux roof light window to the front elevation, towel rail radiator, extractor fan and tiled flooring.

Outside

The property occupies a choice position close the heart of Brough with access off Welton Road. Approached via a shared private driveway which serves the four properties forming part of the Avocet Close development. The property has the garden area to the right hand side of the driveway and enjoys two car parking spaces and a single semi detached garage. Side pedestrian access leads to the enclosed rear garden.

Rear Garden

The south facing rear garden is a real delight and enjoys a pleasant aspect which is not overlooked as it backs onto a green areas along Cavendish Park. Laid to lawn with well stocked boards, the garden is a pleasure on sunny days and is real sun trap. With a small patio area, enclosed boundaries, outside garden tap and handy garden shed.

Garage

7'7" x 14'6" (2.3345m x 4.431m)

With up and over door, light and power.

Energy Performance Certificate

The current energy rating on the property is B (85).

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band D for Council Tax purposes. Local Authority Reference Number ELT226002000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them.

Services

The mains services of water, gas and electric are connected.

Tenure

The tenure of this property is Freehold.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

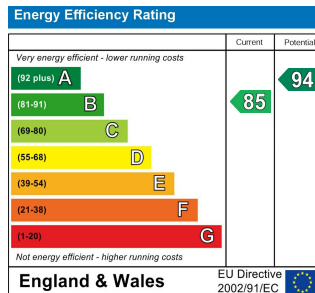


View all our properties at.....

 OnTheMarket.com

LEONARDS
SINCE 1884

2 Avocet Close



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

REFERRAL FEES
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Lockings whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 + VAT (£120.00 including VAT) from Lockings for each successful completion transaction for recommending you to them.

View all our properties at.....

