



15 Calthwaite Drive, Brough, East Yorkshire, HU15 1TG

- Modern Two Bedroom Mid Terrace House
- Well Presented Accommodation
- Front Facing Lounge
- First Floor with Two Bedrooms (both with wardrobe/s)
- Small Front Stoned Garden and Rear Garden
- No Forward Chain
- Entrance Lobby with Cloakroom WC
- Dining Kitchen with Stairs off
- En Suite Shower Room and Family Bathroom
- Allocated Single Car Parking Space

Offers In The Region Of £155,000



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Well presented two bedroom mid terrace house, offered for sale with No Forward Chain. Highly recommended for an early viewing to fully appreciate this super home. Located off Loxley Way and Constable Way the property is within a short commute of the A63, local services in Brough and schooling. The accommodation comprises:- Entrance lobby, cloakroom/WC, lounge, dining kitchen. On the first floor can be found bedroom one with wardrobes and en suite shower off, bedroom two also with a wardrobe and a family bathroom. Small front stoned area and rear garden area. There is a single allocated car parking space. Gas fired central heating system and double glazing. Viewing via Leonards please.

Location

The property is in a convenient location for accessing the A63/M62 or Brough's mainline railway station and the area has a broad array of amenities including some highly regarded schools; the property sits in the catchment area of South Hunsley Secondary School.

Entrance Lobby

Main front entrance door leads into the property. Wooden effect flooring, radiator and access into ground floor rooms off.

Cloakroom/wc

Fitted with a suite comprising pedestal wash hand basin, low level wc, wooden effect flooring, radiator.

Lounge

10'0" x 14'6" (3.055m x 4.428m)

Fire surround with inset and hearth, under stairs cupboard that provides storage, double glazed window to the front elevation, coving to ceiling, wooden effect flooring, radiator.

Kitchen/Dining Room

13'6" x 9'0" (4.125m x 2.750m)

Fitted with wall and base units with matching work areas over, stainless steel sink with mixer tap, tiling to splashbacks, fitted appliances include oven, hob, extractor hood, fridge freezer and dish washer, double glazed window with double glazed patio doors to the rear elevation, radiator.

Landing

Having doors off which lead into the individual rooms, loft access, cupboard housing the hot water cylinder tank/storage.

Bedroom One

8'4" x 10'8" (2.554m x 3.260m)

Double glazed window to the front elevation, radiator and built in wardrobe.

En-Suite Shower Room

5'0" x 5'1" (1.528m x 1.558m)

Fitted with a suite comprising shower cubicle, pedestal wash hand basin, low level wc, double glazed window, radiator.

Bedroom Two

7'1" x 10'8" (2.166m x 3.271m)

Double glazed window to the rear elevation, wardrobe and radiator.

Bathroom

6'2" x 5'5" (1.893m x 1.653m)

Suite of bath with shower attachment to the taps, wash hand basin and WC. Part tiled walls, radiator and window to the rear elevation.

Outside

Small front open plan stoned area and rear garden. There is a single allocated car parking space.



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 B for Council Tax purposes. Local Authority Reference Number ELT040015000. 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. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

Services

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

Tenure

The tenure of this property is Freehold.

Viewings

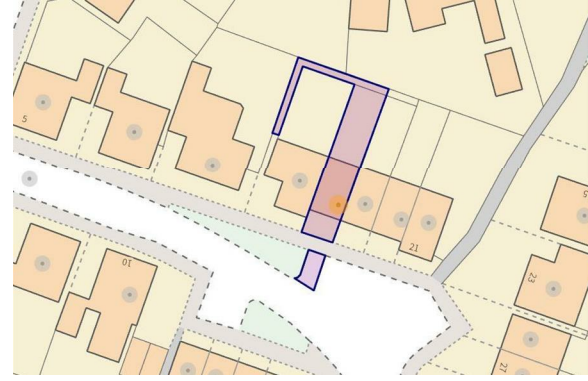
Strictly through the sole agents Leonards 01482 375212/01482 330777

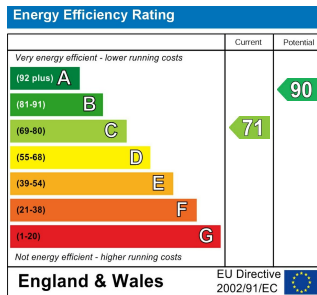
Energy Performance Certificate

The current energy rating on the property is C (71).

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.





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