



7 Cohort Close, Brough, East Yorkshire, HU15 1SZ

- Four Bedroom Detached Family House
- South Facing Rear Garden
- Well Presented Accommodation
- Ample Parking with Driveway to Garage
- En Suite Shower Room and Family Bathroom
- Tucked Away Cul De Sac Position
- Backing onto the Sports Field
- Owned Solar Panels
- Modern Open Plan Kitchen with Utility and Dining Areas
- Well Proportioned Lounge with French Doors to Rear

Offers In The Region Of £299,999



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

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Four bedroom detached family house, enjoying a pleasant tucked away position within this residential cul de sac. Backing onto the sports field at the rear, the property has a south facing rear aspect. The accommodation comprises:- Entrance hall, lounge, open plan dining kitchen with utility area, cloakroom/WC, first floor landing, four bedrooms, en suite shower room and family bathroom. On the outside, there is a generous parking area with a hard landscaped front garden and driveway provides access to the single garage. The rear garden is laid to lawn with paved and decked areas. Gas fired central heating system, double glazing and owned solar panels. Viewing via Leonards.

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 property, radiator and stairs leading off to the first floor accommodation.

Lounge

10'9" x 18'0" (3.280m x 5.510m)

A well proportioned double aspect room with window to the front elevation and French doors to the rear. Wall mounted electric fire, two radiators and wooden effect flooring.

Open Plan Dining Kitchen and Utility Area

9'10" x 10'7" + 7'11" x 11'2" (3.019m x 3.249m + 2.427m x 3.406m)

Fitted with a modern range of base and wall units with contrasting work surfaces over which incorporate the single drainer sink unit with mixer tap. Appliances of dual fuel range style cooker with hood over, washer/dryer, dishwasher and fridge/freezer. Windows to the front and rear elevations with rear access door to the outside/rear garden area. Two radiators (one wall mounted) and wooden effect flooring. Concealed gas fired central heating boiler.

Utility Area (size)

4'9" x 6'9" (1.448m x 2.073m)

Cloakroom WC

Suite of WC, wash hand basin, radiator and wooden effect flooring.

First Floor Landing

Access to roof void.

Bedroom One

10'0" x 12'8" (3.071m x 3.870m)

Window to the front elevation and radiator.

En Suite Shower Room

2'11" + shower x 6'7" (0.902m + shower x 2.020m)

Suite of shower cubicle, wash hand basin and WC. Window to the front elevation and towel rail radiator.

Bedroom Two

10'11" x 8'11" (3.330m x 2.721m)

Window to the front elevation, radiator and airing cupboard with tank.

Bedroom Three

6'11" + wardrobes x 8'10" (2.122m + wardrobes x 2.709m)

Window to the rear elevation, radiator and wardrobes into recess.

Bedroom Four

7'10" x 8'10" (2.400m x 2.701m)

Window to the rear elevation and radiator.

Family Bathroom

7'1" x 5'6" (2.171m x 1.694m)

Suite of bath with electric shower unit over, wash hand basin and WC. Window to the rear elevation, radiator and extractor fan.



Outside

The property occupies a pleasant tucked away corner plot position with south facing rear aspect. Backing onto the sports field at the rear there are garden areas to the front and rear. The front has ample off road parking and a side driveway provides access to the garage and rear garden area. The lovely rear garden has paved, lawn and decked areas.

Garage

8'3" x 17'1" (2.538m x 5.231m)

With up and over door, light and power provided.

Energy Performance Certificate

The current energy rating on the property is B (86).

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 ELT028007000. 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, Graham & Rosen and 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. 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. The property has owned solar panels which currently benefit from a feed in tariff (Length of time eligible for FIT payments 05/06/2014 - 04/06/2034).

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.

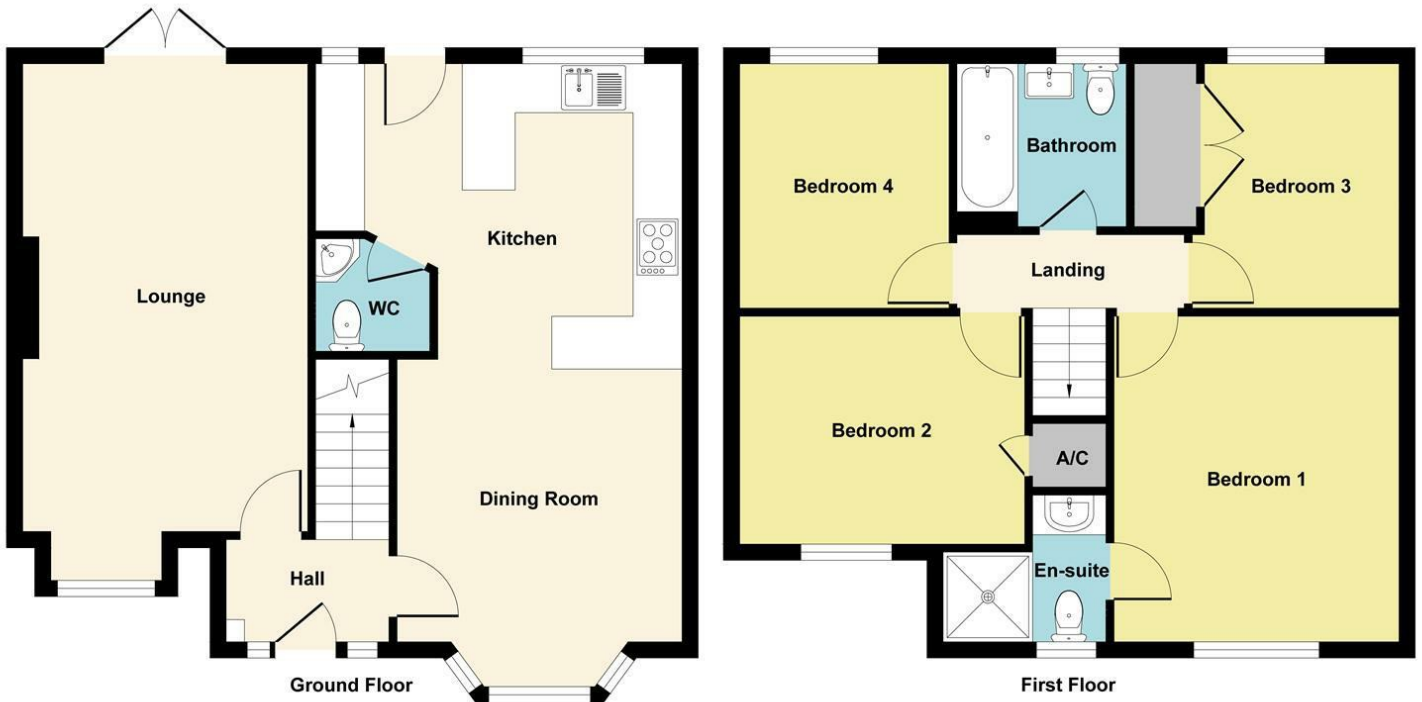


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7 Cohort Close



Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92 plus) A			
(81-91) B		86	93
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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