



## 128 Blackburn Avenue, Brough, East Yorkshire, HU15 1EU

- One Bedroom Mid Terrace House
- Entrance into Kitchen
- First Floor Landing
- Bathroom
- Off Set Parking Space
- Ideal First Time or Investment Buyer
- Open Plan access to Lounge
- Rear Facing Bedroom
- Front and Rear Garden Areas
- Gas Central Heating and Double Glazing

**Offers In The Region Of £120,000**



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# 128 Blackburn Avenue, Brough, East Yorkshire, HU15 1EU

One bedroom mid terrace house, ideal first time or investment purchase. Located close to local amenities and within easy reach of the A63 which provides access to Hull City Centre and the M62 motorway. The accommodation comprises:- Entrance into kitchen, lounge, first floor landing, bedroom and bathroom. Garden areas to front and rear, off set car parking 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 into Kitchen

7'11" to stairs x 8'6" (2.426m to stairs x 2.606m)

Main front entrance door provides access into the kitchen. Fitted with a range of base and wall units, work surfaces with single drainer sink unit. Appliances of electric oven and hob with hood over, space for washing machine and under counter fridge. Stairs lead off to the first floor accommodation with cloaks cupboard. Access into:

## Lounge

10'9" x 11'11" (3.279m x 3.642m)

Window with adjoining door to the rear garden and radiator.

## First Floor Landing

Window to the front elevation, boiler cupboard with gas fired central heating boiler.

## Bedroom

8'8" to wardrobes x 11'11" (2.653m to wardrobes x 3.650m)

Window to the rear elevation, range of wardrobes with sliding doors, access to roof void and radiator.

## Bathroom

4'11" x 8'7" (1.508m x 2.629m)

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

## Outside

The property has small low maintenance garden areas to the front and rear. There is an off set car parking space.

## Energy Performance Certificate

The current energy rating on the property is C (73).

## 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.

### **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 A for Council Tax purposes. Local Authority Reference Number ELT013128000. 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**

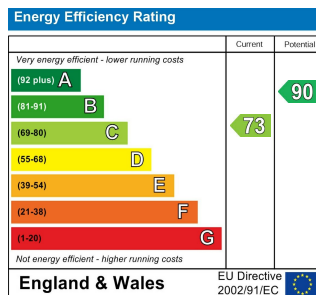
The mains services of water, gas and electric are connected. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

### **Tenure**

The tenure of this property is Freehold.

### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777



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