

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



102 Blackburn Avenue, Brough, HU15 1ER

- Two Bedroom Mid Terrace House
- Off Road Parking Space and Garage
- Front Facing Modern Kitchen
- Two Bedrooms (Wardrobes to Bedroom One)
- Gardens to Front and Rear
- Ideal First Time or Investment Property
- Front Entrance Lobby
- Rear Facing Lounge with Stairs off
- Modern White Bathroom Suite
- Gas Central Heating System and Double Glazing

Offers In The Region Of £149,950



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

102 Blackburn Avenue, Brough, HU15 1ER

Nestled on the charming Blackburn Avenue in Brough, this delightful mid-terrace house presents an excellent opportunity for both first-time buyers and those seeking a comfortable rental. The property boasts a well-proportioned reception room, perfect for entertaining guests or enjoying evenings at home.

With two inviting bedrooms, this residence offers ample space for a small family or individuals looking for a home. The bathroom is conveniently located, ensuring ease of access for all occupants.

One of the standout features of this property is the provision for parking and a garage which is a rare find in many urban settings. This added convenience enhances the appeal of the home, making it suitable for those with busy lifestyles.

The location itself is a significant advantage, with local amenities, schools, and parks within easy reach, providing a perfect blend of community living and accessibility.

In summary, this mid-terrace house on Blackburn Avenue is a wonderful opportunity to secure a comfortable and practical home in a desirable area. Whether you are looking to buy or rent, this property is sure to meet your needs and expectations.

Location

Brough has a primary school and lies within the catchment area for South Hunsley School which regularly features highly in the league table for the East Riding. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has regular 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. There is a Morrisons & Aldi supermarket along with a nearby Sainsburys mini market along Skillings Lane.

Entrance Hall

Main front entrance door provides access into the property. Radiator, wooden effect flooring and access into the ground floor rooms off.

Kitchen

7'10" x 8'5" (2.403m x 2.580m)

Fitted with a range of base and wall units, work surfaces with single drainer sink unit and mixer tap. Electric oven with gas hob and hood over. Space for washing machine and upright fridge/freezer. Window to the rear elevation. Wall mounted gas fired central heating boiler. Wooden effect flooring.

Lounge

11'9" x 15'5" (3.592m x 4.721m)

Overlooking the rear garden with window and rear access door. Stairs lead off to the first floor accommodation. Radiator.

First Floor Landing

Access to all rooms off.

Bedroom One

9'8" to wardrobes x 11'11" (2.962m to wardrobes x 3.636m)

Window to the rear elevation. Range of wardrobes with cupboard over the stairs. Radiator.

Bedroom Two

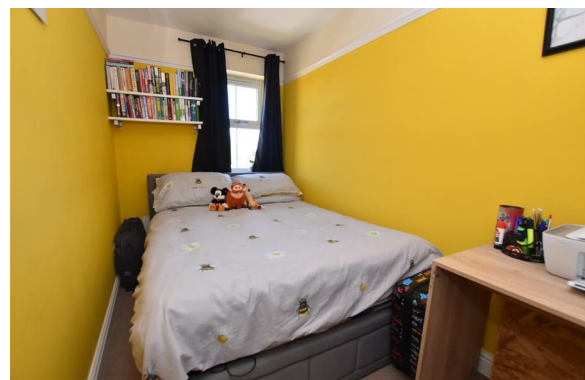
5'8" x 12'1" (1.734m x 3.687m)

Window to the front elevation and radiator.

Bathroom

5'8" x 8'9" + cupboard area (1.738m x 2.684m + cupboard area)

Suite of bath with mains shower over, wash hand basin and WC. Window to the front elevation, towel rail radiator and cupboard.



View all our properties at.....



LEONARDS
SINCE 1884

Outside

The property occupies a pleasant position with an open plan lawned front garden area. The rear garden is mainly laid to lawn with a small patio area and rear pedestrian access.

Garage

8'1" x 16'5" (2.489m x 5.010m)

Single semi detached garage with up and over door. Single car parking space to the front of the garage.

Energy Performance Certificate

The current energy rating on the property is C (75).

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 ELT013102000. 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. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

Tenure

The tenure of this property is Freehold.

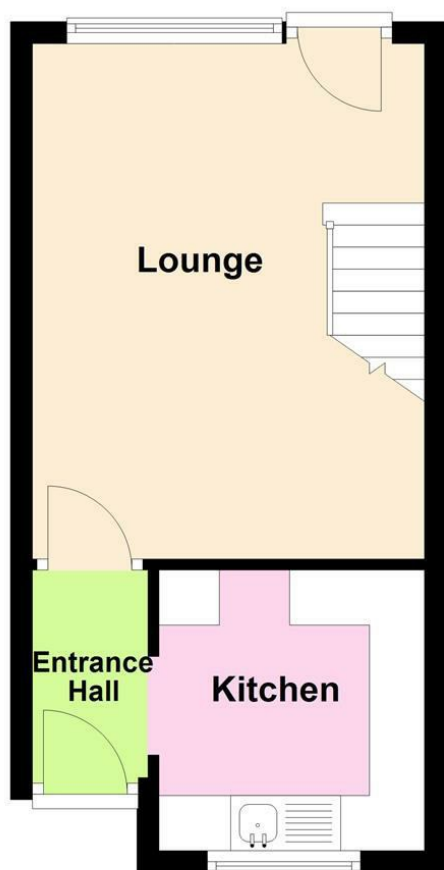
Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

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.

Ground Floor



First Floor



102 Blackburn Avenue, Brough

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	75	
(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	

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.

View all our properties at....



LEONARDS
SINCE 1884