

LEONARDS

SINCE 1884

Estate Agents
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40 Station Road, Brough, East Yorkshire, HU15 1EA

- Well Proportioned End Terrace House
- Entrance Lobby with Reception Hallway
- Front Facing Lounge
- Kitchen with space for Appliances
- Bathroom with Four Piece Suite
- Well Placed for Amenities and Train Station
- Ground Floor Cloakroom/WC
- Dining Room with access to Breakfast Area
- First Floor Landing with Three Bedrooms off
- Paved Rear Garden Area with Garage

Offers In The Region Of £185,000



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Cash buyers preferred for this well proportioned end terrace house, ideally placed for access to nearby amenities and the Train Station. Recommended for an internal viewing to fully appreciate the space provided. Entrance lobby, reception hallway, cloakroom/WC, lounge, dining room, breakfast area with access to the kitchen. On the first floor can be found the three bedrooms and a four piece bathroom suite. Split level rear paved garden area and single garage. Gas central heating system and double glazing to the house external windows and doors. 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 Lobby

Main front entrance door provides access into the property. Inner part single glazed door leads into:

Reception Hall

With stairs leading off to the first floor accommodation, window to the side elevation, radiator, wooden effect flooring and access to ground floor rooms off.

Lounge

12'10" to back of chimney breast x 12'4" + recess (3.935m to back of chimney breast x 3.781m + recess)

Window to the front elevation, fire surround with coal effect gas fire (not tested), radiator and recess area with under stairs cupboard.

Cloakroom WC

Suite of WC and wash hand basin, part tiled walls,

Dining Room

14'1" to back of the chimney breast x 10'9" (4.316m to back of the chimney breast x 3.288m)

With French doors overlooking the rear garden area, radiator, wooden effect flooring and access leading into:

Breakfast Area

9'11" x 11'2" (3.024m x 3.412m)

Fitted with a range wall and base units with work surfaces over, window to the side elevation, radiator, concealed gas fired central heating boiler and access into:

Kitchen Area

9'11" x 6'6" (3.029m x 2.004m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit with mixer tap. Space for free standing appliances of cooker, washing machine and under counter fridge and freezer. Windows to the side and rear elevations with rear entrance door.

First Floor Landing

Window to the side elevation, radiator and access to all rooms off.

Bedroom One

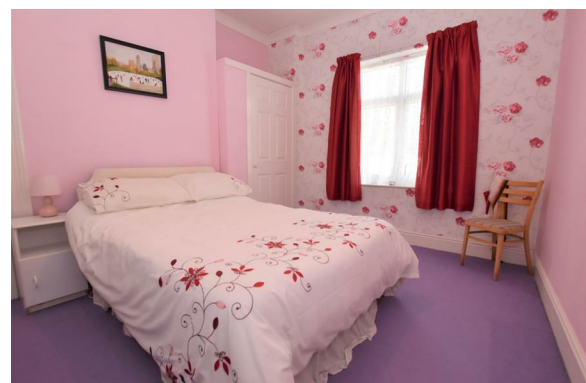
13'1" to chimney breast x 10'11" (3.996m to chimney breast x 3.328m)

Window to the rear elevation, radiator and range of wardrobes.

Bedroom Two

9'11" to chimney breast x 12'10" (3.023m to chimney breast x 3.915m)

Window to the front elevation, radiator and two built in cupboards.



Bedroom Three

6'1" x 12'4" (1.856m x 3.784m)

Window to the front elevation, radiator and access to roof void.

Bathroom

9'11" max x 11'2" (3.023m max x 3.407m)

Fitted with a four piece suite of corner bath, shower cubicle with electric shower unit, wash hand basin and WC. Windows to the side and rear elevations, tiling to the walls and radiator.

Outside

The property fronts directly onto the main footpath. To the rear there is a split level paved garden area with access to the single garage and gateway leading to Saltgrounds Road at the rear.

Garage

10'8" x 16'1" (3.267m x 4.918m)

With up and over door, personal access door to the rear, single glazed side window, light and power.

Energy Performance Certificate

The current energy rating on the property is D (58).

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.

Services

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

Tenure

The tenure of this property is Freehold.

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 ELT165040000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

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.

Referrals 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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		79
(81-91) B		
(69-80) C		
(55-68) D	58	
(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.

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