



## 5 Rye Crescent

, Brough, HU15 1GA

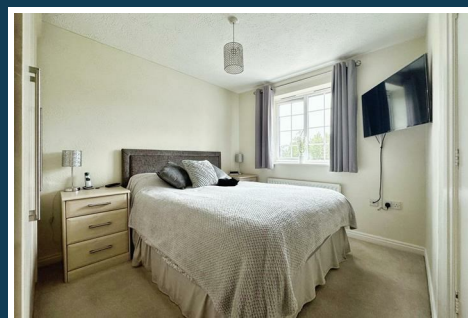
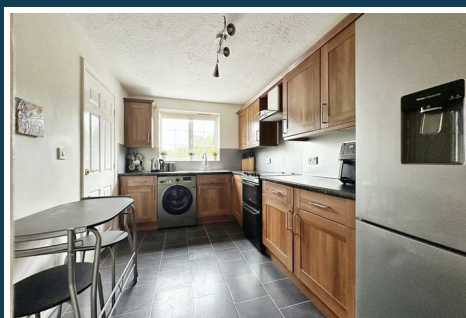
£300,000



# 5 Rye Crescent

, Brough, HU15 1GA

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## Summary

Set on the edge of a modern development, on an attractive cul-de-sac and set back from the main road is this deceptively spacious, extended detached family home. Boasting four bedrooms, two of which have en-suite shower rooms, ample off street parking plus garage and private rear garden.

Offering ready to move into accommodation arranged over two floors and benefitting from UPVC double glazing and gas fired central heating. Briefly comprising; to the ground floor, entrance hallway, modern kitchen with separate utility room, spacious lounge, dining room, conservatory extension, study/ home office and downstairs WC.

To the first floor is a landing area, four well proportioned bedrooms with en suite shower rooms to two bedrooms and the house bathroom.

Externally, is an open plan gravelled garden to the front, side driveway for multiple cars, single garage and private rear garden.

Viewing essential and can be arranged via our office!

## Ground Floor

### Entrance hallway

Entrance to the front with fixed staircase to first floor, laminate flooring and doors to lounge, kitchen and office.

### Lounge

18'6" x 10'4" (5.66m x 3.15m)

A spacious room with feature fire surround with marble hearth and surround housing a gas fire, laminate flooring, patio doors leading out to the conservatory.

### Dining Room

11'1" x 8'7" (3.40m x 2.64m)

To the rear with UPVC double glazed window, laminate flooring and radiator.

## Conservatory

20'8" x 10'5" (6.32m x 3.18m)

Rear conservatory with doors opening out the garden, tiled flooring, radiator and electric wall mounted fireplace.

## Study

8'0" x 6'11" (2.44 x 2.13m)

With UPVC double glazed window to the front, laminate flooring and radiator.

## Kitchen

12'0" x 7'8" (3.66m x 2.36m)

To the front of the property with UPVC double glazed window. Having a range of fitted base and wall mounted units with laminated work surfaces with cladding to splashback areas, inset one and a half sink and drainer unit, freestanding cooker with chimney style extractor hood over, plumbing for a dishwasher, radiator and storage under the stairs.

## Utility Room

8'2" x 5'6" (2.50m x 1.70m)

With fitted sink unit, plumbing for automatic washing machine, external access door to side.

## WC

With low level WC and sink with tiled surround.

## First Floor

### Central Landing

Providing access to first floor rooms and a storage cupboard.

### Master Bedroom

11'5" x 10'4" (3.50m x 3.15m)

A double bedroom with fitted wardrobe, UPVC double glazed window to the front, carpet flooring and radiator.

### En-suite Shower Room

A white suite, comprising, corner shower cubicle, low level

WC, sink, tiling to walls and floor, heated towel rail and UPVC double glazed window.

### Bedroom Two

10'11" x 8'9" (3.35m x 2.69m)

Second double bedroom to the rear, with UPVC double glazed window, carpet flooring, radiator and fitted wardrobe.

### En-suite Shower Room

With a three piece white suite, comprising shower cubicle, low level WC and sink and extensive tiling to the walls.

### Bedroom Three

8'3" x 8'2" (2.54m x 2.49m)

To the rear with UPVC double glazed window, carpet flooring and fitted wardrobe.

### Bedroom Four

9'8" x 6'9" (2.97m x 2.08m)

To the front with UPVC double glazed window, carpet flooring and radiator.

### House Bathroom

With UPVC double glazed window to the side. Fitted with a three piece suite in white, comprising corner bath, low level WC and sink. Tiling to the walls and floor and heated towel rail.

### Externally

To the front is an open plan gravelled garden, side driveway and single garage and to the rear is an enclosed and private garden with lawn, patio area for seating and planted borders.

### Council Tax Band

We have been advised the property is council tax band E, payable to East Riding of Yorkshire council.

### ADDITIONAL INFORMATION

Tenure:

Freehold

Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



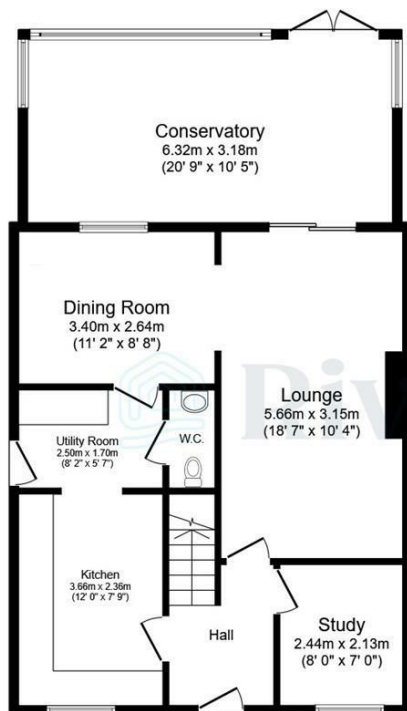
## Hybrid Map



## Terrain Map

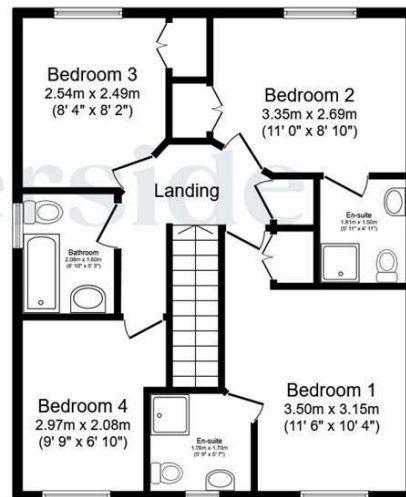


## Floor Plan



### Ground Floor

Floor area 75.6 sq.m. (814 sq.ft.)



### First Floor

Floor area 54.5 sq.m. (587 sq.ft.)

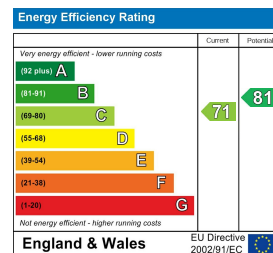
**TOTAL: 130.1 sq.m. (1,401 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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