









## Welcome to

# **Sidings Court, Brough**

GUIDE PRICE £260,000 - £270,000

Lovely Detached Home In Brough with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 4 Bedrooms (Master With En Suite), Family Bathroom & Ground Floor Cloakroom, Gardens, Off Street Parking & Garage! Book your viewing today!













#### **Entrance Hall**

With double glazed door to the front, understairs cupboard, radiator and stairs to the First Floor.

#### Cloakroom

With low level wc, wash hand basin, radiator and double glazed window to the front.

## Lounge

12' 1" x 18' 2" ( 3.68m x 5.54m )

With double glazed window to the front, gas fire with marble effect surround, wall light points, television point, coving to the ceiling and double glazed patio style doors to the rear.

## **Dining Room**

9' 5" x 11' 8" ( 2.87m x 3.56m )

With radiator, coving to the ceiling and double glazed patio style doors to the rear.

#### Kitchen

9' 1" x 11' 2" ( 2.77m x 3.40m )

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, gas hob, electric oven, cooker-hood, integrated microwave, plumbing for an automatic washing machine, central heating boiler, radiator, double glazed window to the rear and double glazed door to the side.

#### First Floor

## Landing

With double glazed window to the front and loft access.

#### **Bedroom 1**

9' 4" to rear of wardrobes x 11' 3" to rear of wardrobes ( 2.84m to rear of wardrobes x 3.43m to rear of wardrobes ) With double glazed window to the front, radiator and fitted wardrobes.

#### **En Suite**

En Suite with shower cubicle, low level wc, wash hand basin, radiator, extractor fan and double glazed window to the side.

#### **Bedroom 2**

 $10^{\circ}$  3" x  $10^{\circ}$  to rear of wardrobes (  $3.12m \times 3.05m$  to rear of wardrobes )

With double glazed window to the rear, radiator, coving to the ceiling and fitted wardrobes.

#### **Bedroom 3**

9' 9" x 7' 8" to rear of wardrobes (  $2.97 m\ x\ 2.34 m$  to rear of wardrobes )

With double glazed window to the rear, television point, cupboard housing cylinder and fitted wardrobes.

#### **Bedroom 4**

7' 8"  $\times$  9' 7" to rear of wardrobes ( 2.34m  $\times$  2.92m to rear of wardrobes )

With double glazed window to the front, radiator, coving to the ceiling and fitted wardrobes.

#### **Bathroom**

Bathroom with bath, low level wc, wash hand basin. radiator, spot light points and double glazed window to the rear.

#### Outside

#### **Front Garden**

With wrought iron fencing, plants/shrubs and bushes and a side driveway providing off street parking.

#### Rear Garden

With paved patio area, wall, pond, trees, side access gate and fenced surround.

#### Garage

8' 5" x 16' 4" ( 2.57m x 4.98m )

With power, side window, side door and up and over door.





## Welcome to

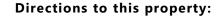
# **Sidings Court, Brough**

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- Lovely Detached Home In Brough
- 4 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- Garage & Off Street Parking

Tenure: Freehold EPC Rating: C

quide price

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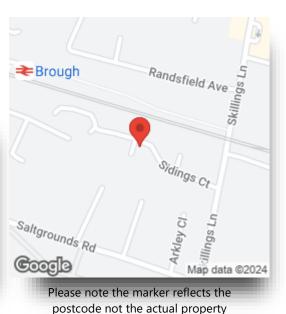


See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.









view this property online williamhbrown.co.uk/Property/WBY110118



Property Ref: WBY110118 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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