









Welcome to

Rye Crescent, Brough

Lovely Home In Brough with - Entrance Hall, Study, Lounge, Dining Room, Fitted Kitchen, Utility Room, Conservatory, Ground Floor Cloakroom, 4 Bedrooms (2 With En Suites), Family Bathroom, Gardens, Off Street Parking & Garage! Call now and book your viewing!













Entrance Hall

With door to the front, radiator and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and extractor fan.

Study

7' 1" x 8' (2.16m x 2.44m)

With double glazed window to the front and radiator.

Lounge

10' 3" max x 18' 4" (3.12m max x 5.59m)

With double glazed patio style doors to the rear, gas fire with wooden surround, 2 radiators, television point and coving to the ceiling.

Dining Room

11' 1" x 8' 5" (3.38m x 2.57m)

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

Kitchen

7' 7" x 11' 9" (2.31m x 3.58m)

Fitted kitchen with a range of wall and base units, work surfaces, stainless steel sink and drainer unit, space for a freestanding cooker, cooker-hood, radiator, plumbing for an automatic washing machine, understairs cupboard and double glazed window to the front.

Utility Room

5' 6" x 7' 8" (1.68m x 2.34m)

With base units, work surfaces, stainless steel sink and drainer unit, radiator and door to the side.

Conservatory

11' x 20' 7" (3.35m x 6.27m)

With electric fire, radiator, wall light points and double glazed french style doors leading to the Rear Garden.

First Floor

Landing

With storage cupboard and loft access.

Bedroom 1

With double glazed window to the front, television point, radiator and built in wardrobes.

En Suite

With shower cubicle, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the front.

Bedroom 2

With double glazed window to the rear, storage cupboard and radiator.

En Suite

With shower cubicle, low level wc, wash hand basin and radiator.

Bedroom 3

With double glazed window to the rear, radiator and built in wardrobes.

Bedroom 4

With double glazed window to the front and radiator.

Bathroom

Bathroom with corner bath, low level wc, wash hand basin, chrome effect towel style radiator and double glazed window to the side.

Outside

With off street parking to the front, shared driveway providing further off street parking. Rear garden has lawned area, timber fencing, side gate and shed.

Garage

17' x 8' 5" (5.18m x 2.57m) With up and over door.





Welcome to

Rye Crescent, Brough

- Detached Home In Brough
- 4 Bedrooms (2 With En Suites)
- Utility Room & Conservatory
- Ground Floor Cloakroom & Family Bathroom
- Off Street Parking & Garage

Tenure: Freehold EPC Rating: C

Directions to this property:

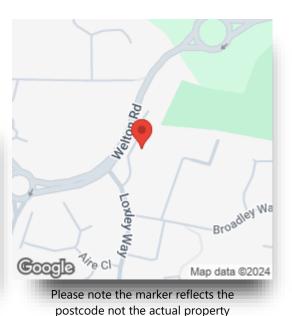
See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.

£290,000









view this property online williamhbrown.co.uk/Property/WBY110506



Property Ref: WBY110506 - 0003 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 guidance 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.





01482 653111



Willerby@williamhbrown.co.uk



10 Kingston Road, Willerby, HULL, East Yorkshire, HU10 6BN



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.