



10, Brookside Close,
Barmby Moor, YO42 4DL
£280,000



Located on a quiet cul-de-sac in the sought after village of Barmby Moor, this beautifully presented semi-detached home features a spacious sitting room and re-fitted dining kitchen.

Upstairs the property offers three bedrooms, two double and one single along with a well appointed house bathroom.

Externally the property features a low maintenance front garden and a driveway leading to the garage. The rear garden is safely enclosed providing a secure and private outdoor space.

We feel this a fantastic opportunity and suitable for a variety of buyers.

Welcome to 10 Brookside Close.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band B.



Tenure: Freehold
East Riding of Yorkshire
BAND: B

SITTING ROOM

5.12m x 4.33m (16'9" x 14'2")

Double glazed window to the front elevation, electric fire, oak flooring, coving to ceiling, two radiators, stairs to first floor accommodation and under stairs cupboard.

DINING KITCHEN

5.11m x 3.15m (16'9" x 10'4")

Well appointed fitted kitchen with a matching arrangement of floor and wall cupboards with working surfaces, composite sink unit with mixer tap, built in washing machine, "Lamona" built in appliances including electric oven, microwave and induction hob with extractor fan over, designer radiator, recess lighting and double doors to the rear elevation.

LANDING

2.31m x 2.13m (7'6" x 6'11")

Double glazed window to the side elevation and access to loft housing gas combination heating boiler.

BEDROOM ONE

3.79m x 2.90m (12'5" x 9'6")

Fitted wardrobes, radiator and double glazed window to the front elevation.

BEDROOM TWO

3.09m x 2.89m (10'1" x 9'5")

Double glazed window to the rear elevation and radiator.

BEDROOM THREE

2.83m x 2.13m (9'3" x 6'11")

Fitted cupboard, radiator and double glazed window to the front elevation.

FAMILY BATHROOM

2.11m x 1.65m (6'11" x 5'4")

Fitted suite comprising bath with mixer tap and telephone style shower attachment, Mira shower over, pedestal hand basin, low flush WC, chrome radiator and opaque double glazed window to the rear elevation.

GARAGE

Having roller shutters door, power and light is connected, personal side door and window to side.

OUTSIDE

Situated in a pleasant cul-de-sac, low maintenance

paved area to the front.

Driveway to the side leading to the garage.

Enclosed rear garden, safe and secure, two patio seating area's and astro turf.

ADDITIONAL INFORMATION

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, electricity, gas and drainage. Telephone connection subject to renewal by British Telecom.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band B.

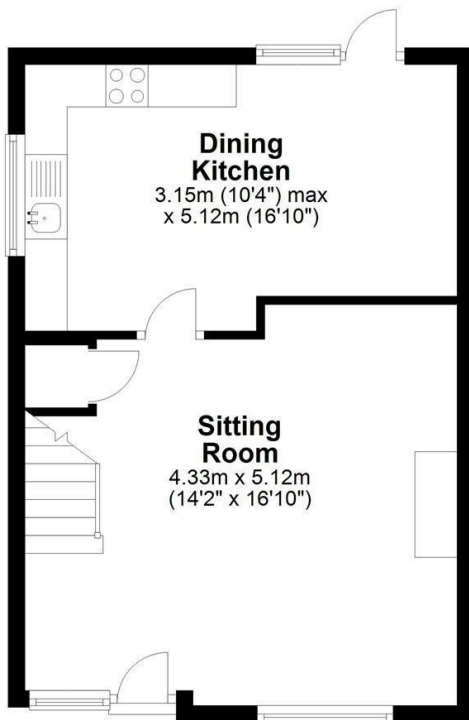
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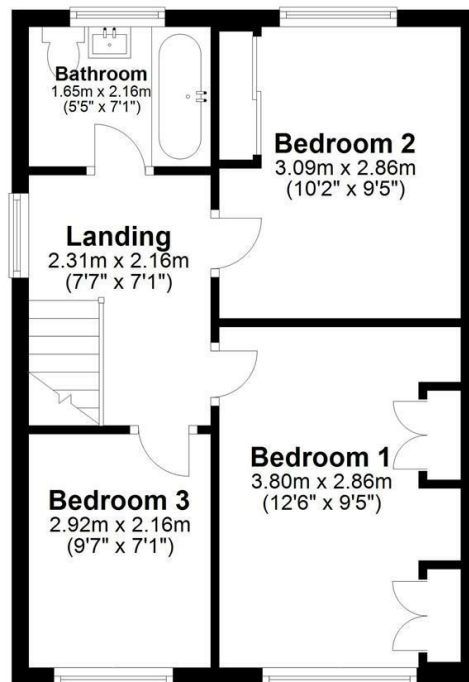
Ground Floor

Approx. 38.5 sq. metres (413.9 sq. feet)



First Floor

Approx. 38.8 sq. metres (417.7 sq. feet)



Total area: approx. 77.3 sq. metres (831.7 sq. feet)

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

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

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.