



2, Westbrook Road,
Brough, Gilberdyke, HU15 2TP
Offers Over £175,000



ABOUT THE PROPERTY

MASSES OF POTENTIAL!

Offering huge amounts of opportunity by being positioned on an enviable corner plot with ample outside space, this two bedroom semi detached bungalow offers extended accommodation conveniently located a short distance from the local amenities.

Two bedrooms face the front aspect with a fully tiled shower room to the rear. There is a generous sitting room with large window overlooking the spacious rear garden. The extended kitchen is fitted with a range of work surfaces and gives further dining space.

Outside there is a detached garage with personal door, and a magnificent rear garden to three sides. This glorious sun trap provides ample space to enjoy the tranquillity of the outdoors.

Tenure: Freehold. Council tax band: B







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East Riding of Yorkshire
Band: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC front entrance door, access to loft space, fitted cupboard, radiator, ceiling coving, telephone point.

SITTING ROOM

3.65m x 5.43m (11'11" x 17'9")

Electric fireplace with wooden surround and marble effect hearth, radiator, ceiling coving.

KITCHEN

4.82 x 2.42m (15'9" x 7'11")

Fitted with a range of wall and base units comprising work surfaces, electric hob, electric oven, single drainer sink unit with drainer, plumbing for automatic washing machine, radiator, ceiling coving, part tiled walls, tile effect laminate flooring, Upvc door to rear garden, TV aerial point.

BEDROOM ONE

3.67m x 2.95m (12'0" x 9'8")

Radiator, ceiling coving.

BEDROOM TWO

1.95m x 2.43m (6'4" x 7'11")

Radiator, ceiling coving.

SHOWER ROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, step in shower cubicle with electric shower, fully tiled walls, tiled floor, radiator.

OUTSIDE

To the front of the property there is lawned gardens with wrought iron fencing to boundary. To the rear there ample space for extension. With large gravelled area, paved patio and laid to lawn. Timber fencing to boundary.

GARAGE

5.46m x 2.58m (17'10" x 8'5")

Up and over door and personal door to rear garden.

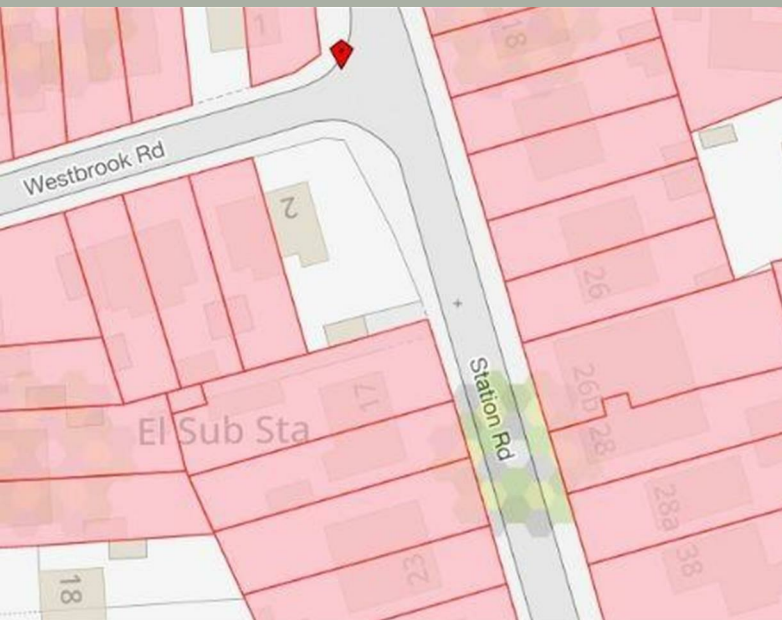
ADDITIONAL INFORMATION

APPLIANCES

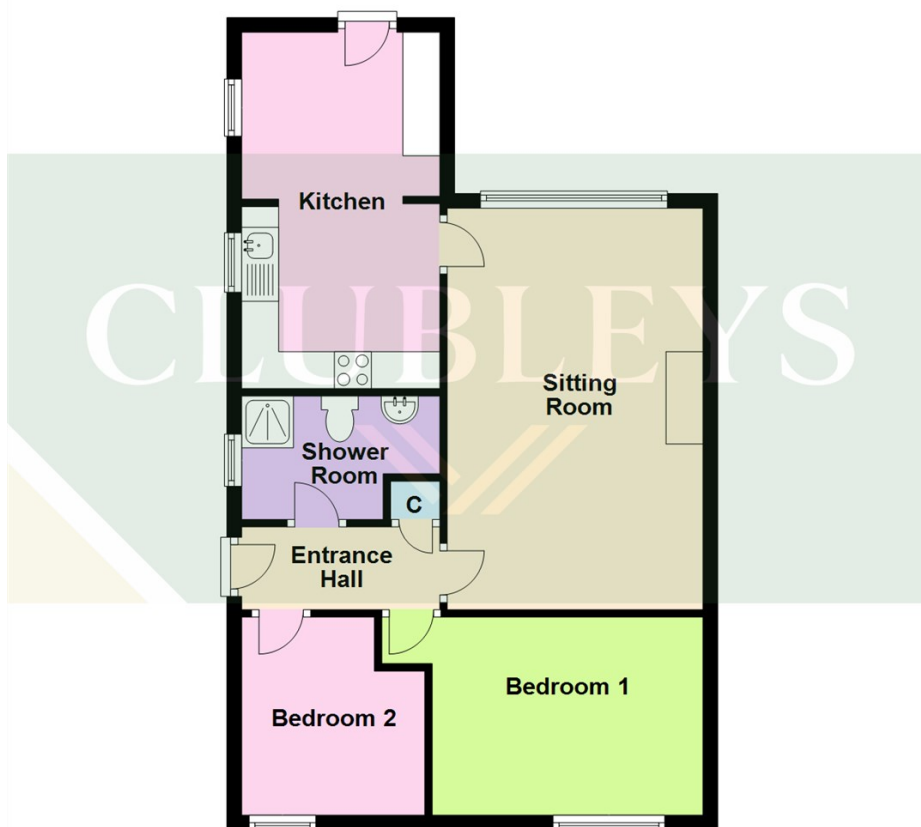
No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage.



Ground Floor



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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

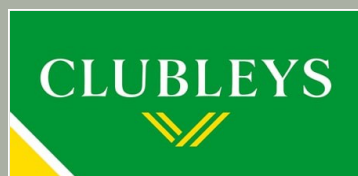
FREE VALUATIONS FOR SALE

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.

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		89
(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.