



8, Fairview Close,
Brough, Gilberdyke, HU15 2WG
£250,000



ABOUT THE PROPERTY

The meticulously maintained and well presented three-bedroom detached house is situated within the desirable modern development of Sandholme Park, making it a truly enchanting prospect for families seeking their new home.

This property boasts a range of features, starting with the living room that offers an inviting and comfortable area for relaxation and socializing. Adjacent to this, the dining kitchen has been meticulously designed with careful consideration, providing not only functionality but also benefitting from views overlooking the rear garden. Further to the ground floor, a utility room is accessed just off the kitchen and a practical cloakroom/WC adds an element of convenience for both residents and guests.

To the first floor, you'll find three well-appointed bedrooms. The master bedroom is enhanced by the recently modernised ensuite bathroom. Completing the upper level is a well-equipped bathroom.

Stepping outside, the property truly shines with its private and generously sized walled rear garden. Furthermore, the convenience of driveway parking for multiple vehicles that leads to the garage.

What further distinguishes this property is its enviable positioning, offering not only the advantages of a modern development but also the privilege of a good-sized and secluded rear garden.

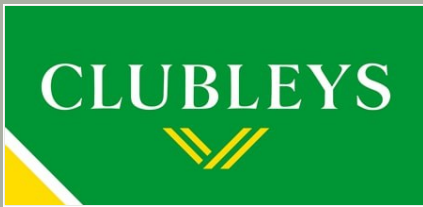
East Riding of Yorkshire Council band - D

Tenure - Freehold

EPC rating - C







THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Composite entrance door lead in and having stairs off to the first floor.

LIVING ROOM

4.21 x 4.02 (13'9" x 13'2")

A light and airy room with feature bay window. Gas fire with wooden surround. Television point and under stairs storage cupboard.

KITCHEN

3.57 x 3.94 (11'8" x 12'11")

Range of beechwood effect wall and floor units with complimentary work surfaces incorporating stainless steel 1 1/2 bowl sink unit, integrated dish washer, oven, four ring gas hob. Space for fridge freezer additional counter space. Part tiling to the walls and tiled flooring. Space for dining table.

UTILITY ROOM

1.49 x 2.15 (4'10" x 7'0")

Fitted worktop with space for washing machine and tumble dryer. Back door off to rear garden.

CLOAKROOM/WC

.90 x 1.68 (.295'3" x 5'6")

Low level WC and wash hand basin. Part tiling to walls.

FIRST FLOOR

LANDING

Hatch to loft space. Recessed storage cupboard.

MASTER BEDROOM

3.21 x 2.89 (10'6" x 9'5")

A good sized room to the front of the property with recessed dressing area.

ENSUITE

1.84 x 1.67 (6'0" x 5'5")

Recently renovated comprising of low level WC, vanity hand basin and corner shower unit with mains fed shower. Wet walling. Chrome towel radiator.

BEDROOM TWO

3.00 x 2.73 (9'10" x 8'11")

Double room to the rear of the property.

BATHROOM

1.67 x 2.31 (5'5" x 7'6")

Contemporary suite comprising of low level WC, pedestal hand basin and panelled bath with shower over Tiling to the walls.

BEDROOM THREE

2.10 x 2.73 (6'10" x 8'11")

Further good sized room to the rear.

EXTERNAL

The front of the property is laid to lawn, side driveway leading to garage. Side access to the rear garden via a gate, the rear garden is mainly laid to lawn with decorative planted borders, paved patio and seating area. Timber fencing to side and brick built wall to boundary. Electric point and outdoor tap.

ADDITIONAL INFORMATION

SERVICES

Mains gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agent.



Ground Floor



First 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

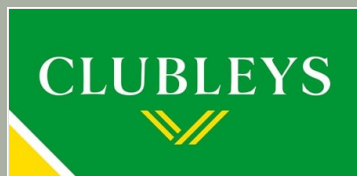
FREE VALUATIONS FOR SALE

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		88
(81-91)	B	76	
(69-80)	C		
(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.