

18, Cohort Close,  
Brough, HU15 1SZ  
Offers Over £200,000



This property serves as an ideal family home with its well-presented interior, convenient location, and appealing outdoor spaces.

The three-bedroom semi-detached the house is nestled in a quiet cul-de-sac, ideally located within an established residential area in the heart of Brough and is close proximity to a variety of amenities adds to the convenience.

The nicely presented interior features an entrance hall, living room, dining kitchen with doors opening onto the rear garden, upstairs you will find three bedrooms, and a family bathroom.

Front and rear gardens contribute to a warm and welcoming atmosphere, providing a perfect setting for family activities and relaxation. A side driveway facilitates access to a single detached garage and offers ample off-street parking.

East Riding of Yorkshire Council Tax Band - C  
Tenure - Freehold  
EPC - D



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East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Side entrance door leads into the hallway which leading through to the..

#### LIVING ROOM

4.92 x 4.07 (16'1" x 13'4")

Feature bay window to the front elevation, fireplace with wood effect surround, decorative inset and hearth housing a gas coal effect fire. Stairs leading off to the first floor accommodation. Under stairs storage cupboard. Television and telephone points.

#### KITCHEN

2.87m x 1.75m (9'4" x 5'8")

A good range of wood effect wall and floor units with complementary worksurfaces incorporating one and a half bowl stainless steel sink unit. built in oven, four ring gas hob and chimney extractor over. Modern tiling to the walls and floor. Plumbing for washing machine and space for for fridge freezer. Ceiling extractor fan. Archway into..

#### DINING AREA

2.52m x 2.20m (8'3" x 7'2")

Double opening patio doors lead out to the rear garden.

### FIRST FLOOR

#### LANDING

Hatch to the loft space.

#### MASTER BEDROOM

4.08m x 2.63m (13'4" x 8'7")

Projecting window to the front elevation and recessed triple wardrobe with sliding doors. Airing cupboard.

#### BEDROOM TWO

3.35m x 2.12m (10'11" x 6'11")

Double room to the rear of the property.

#### BEDROOM THREE

2.47m x 1.87m (8'1" x 6'1")

To the rear of the property.

#### FAMILY BATHROOM

2.11m x 1.75m (6'11" x 5'8")

Modern suite comprising low level wc, vanity sink unit

with storage under and p shaped bath with electric MIRA shower over. Complimentary tiling to the walls and floor. Extractor fan.

### OUTSIDE

The side driveway provides off street parking and the front garden is laid to lawn. The rear garden is laid mainly to lawn with shrub border and paved patio. There is a further paved patio area to the rear of the garage. Single detached garage with up and over door. Light and power.

### ADDITIONAL INFORMATION

#### SERVICES

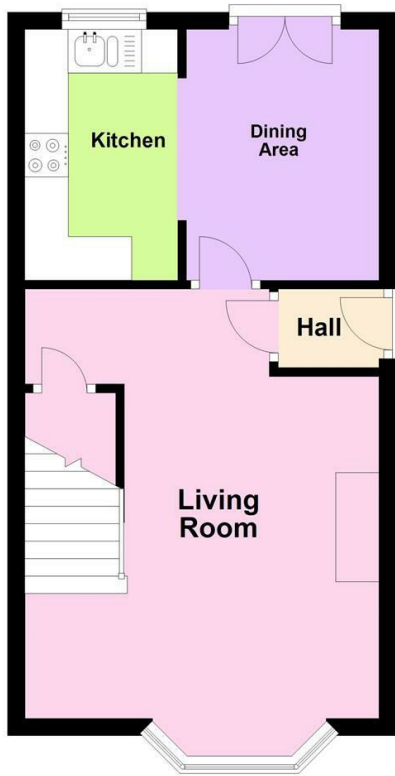
Mains water, drainage, electricity and gas are connected to the property.

#### APPLIANCES

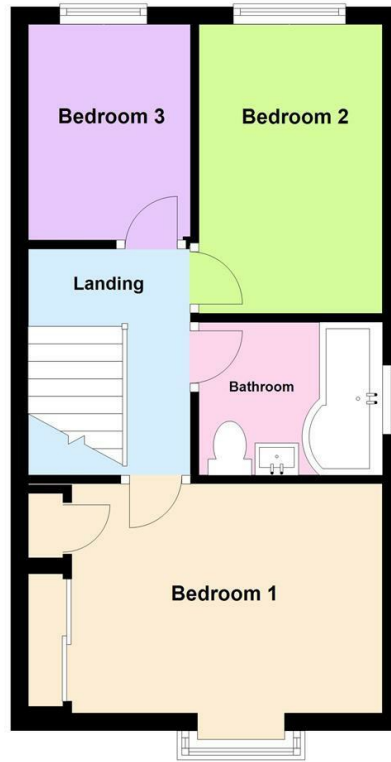
No appliances have been tested by the selling agent.



## 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

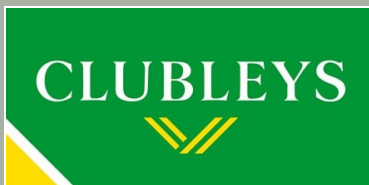
### FREE VALUATIONS FOR SALE

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			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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.