

9, Aspen Walk,  
Brough, Welton, HU15 1TB  
Offers Over £210,000



Situated in a quiet cul-de-sac location close to many local amenities, this spacious three bedroom terraced house has open aspect to the rear over neighbouring playing fields and a primary school.

Briefly comprises entrance hall, kitchen, living room, dining room, conservatory, three double bedrooms, master with ensuite shower room and a family bathroom with separate shower.

There are lawn gardens to the front and rear of the house and a side driveway provides private off street parking and leads to a reduced integral garage providing storage only.

East Riding of Yorkshire Council Tax band - C

Tenure - Freehold

EPC Rating - D



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East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front door leading into entrance hall.

#### KITCHEN

3.65 x 2.25

A range of light grey wall and floor units with beech effect work surfaces incorporating stainless steel sink unit, electric oven and four ring gas hob with concealed extractor over. Plumbing for dishwasher and washing machine and space for tall fridge freezer. Wall mounted central heating boiler. Tiled floor, partially tiled walls and recessed ceiling spotlights.

#### LIVING ROOM

4.14 x 3.36

Decorative fireplace with marble effect inset and hearth housing gas fire. Tv point, coved ceiling and French doors leading to conservatory. Arch through to dining room.

#### DINING ROOM

3.74 x 2.63

Telephone point, coved ceiling.

#### CONSERVATORY

3.99 x 3.01

Tv point, french doors to rear garden.

### FIRST FLOOR

#### LANDING

Hatch to loft. Cupboard housing hot water cylinder.

#### MASTER BEDROOM

4.16 max x 2.98 max

Laminate floor, Tv point.

#### EN SUITE

White suite comprising low level WC, pedestal hand basin and recessed shower cubicle. Part tiling to walls, vinyl flooring and recessed spot lights. Extractor fan and shaver point.

#### BEDROOM TWO

4.16 x 3.36

#### BEDROOM THREE

2.82 x 2.40

Laminate floor, recessed deep double wardrobe.

#### FAMILY BATHROOM

White suite comprising low level WC, pedestal hand basin, panelled bath and recessed shower cubicle. Part tiling to walls, vinyl flooring, recessed ceiling spotlights and extractor fan.

#### EXTERNAL

A driveway gives vehicle access onto the property providing off street parking. The majority of the garage has been converted into the dining room leaving an area for storage. Up and over door.

The front is laid mainly to lawn. There is also an outside tap to the front.

The garden to the rear is fully enclosed and is south facing with open views. There is a decked area adjacent to the property which leads onto the lawn and a pathway leads via a gate giving pedestrian access.

#### ADDITIONAL INFORMATION

#### SERVICES

Mains water, drainage, electricity and gas 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

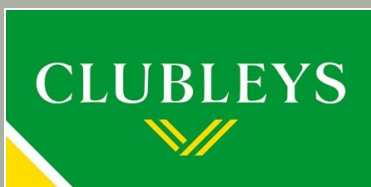
### FREE VALUATIONS FOR SALE

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			84
(81-91) B			
(69-80) C			
(55-68) D		68	
(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.