

3, Hunter Road,  
Brough, Elloughton, HU15 1LB  
£200,000



This charming property boasts a thoughtfully designed two/three bedroom dormer bungalow set on a spacious plot within a highly desirable and well-established residential neighbourhood.

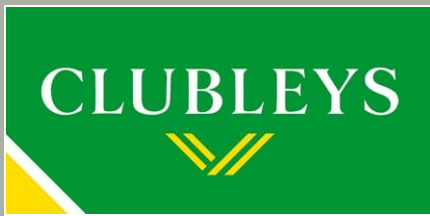
Upon entering, you are greeted by an inviting entrance porch leading to a wide entrance hall. The living room seamlessly incorporates a dining area, creating a warm and welcoming space for relaxation and entertainment. The kitchen is placed to the back of the property overlooking the rear garden.

Flexible in its use, the property features an office/bedroom three on the ground floor, providing versatility to suit various lifestyle needs. A conveniently located shower room enhances the practicality of the home.

Ascending to the first floor, you'll discover two appointed bedrooms.

Outside, the property is surrounded by well-designed, low-maintenance front and rear gardens, providing a delightful backdrop for outdoor activities and relaxation. A side driveway ensures ample off-street parking, complemented by convenient access to the carport.

East Riding of Yorkshire Council band - C  
Tenure - Freehold  
EPC rating - C



## THE ACCOMMODATION COMPRISES;-

### GROUND FLOOR

#### ENTRANCE PORCH

Leading through to...

#### ENTRANCE HALL

Wide entrance hall with understairs storage cupboards. Staircase to first floor.

#### OPEN PLAN LIVING ROOM

3.31 x 6.85 x 4.25 (10'10" x 22'5" x 13'11")

Large 'L' shaped room with dual aspect. Feature electric fireplace. Television point.

#### KITCHEN

3.24 x 2.41 (10'7" x 7'10")

Range of wall and base units with roll top worktops. Stainless steel 1 1/2 bowl sink unit with drainer. Plumbing for washing machine. Space for fridge/freezer and cooker. uPVC external door.

#### SHOWER ROOM

1.62 x 1.86 (5'3" x 6'1")

Low level WC and pedestal hand wash basin. Walk in shower unit.

#### OFFICE/BEDROOM 3

2.18 x 3.03 (7'1" x 9'11")

To the front of the property.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

3.11 x 4.50 (10'2" x 14'9")

Large bedroom with fitted wardrobes and vanity unit. Front aspect. Storage to the eaves.

#### BEDROOM TWO

3.15 x 4.11 (10'4" x 13'5")

Additional good sized bedroom with fitted wardrobes. Side aspect. Storage to the eaves.

#### EXTERNAL

Generous plot with ample parking. Carport to side. Low maintenance front and rear gardens. Storage shed.

### ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agents.



## 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

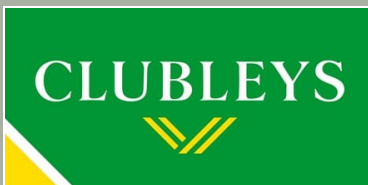
### FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough, East  
Yorkshire, HU15 1BA  
01482 662211  
brough@clubleys.com  
www.clubleys.com

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		70	
(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.