

14, Fair View Close,  
Brough, Gilberdyke, HU15 2WG  
£290,000





## ABOUT THE PROPERTY

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This impeccably maintained three-bedroom detached bungalow is tucked away in a peaceful cul-de-sac, offering a serene retreat for its lucky inhabitants.

Upon entering, you're welcomed into a spacious living area, perfect for unwinding or entertaining guests. The adjacent dining kitchen has been thoughtfully designed, providing both practicality and scenic views of the secure gardens.

The property boasts three generously sized double bedrooms, offering ample space for rest and relaxation. The master bedroom features a recently modernised ensuite bathroom, adding a touch of luxury. There is an additional family/guest bathroom down the hall for ease.

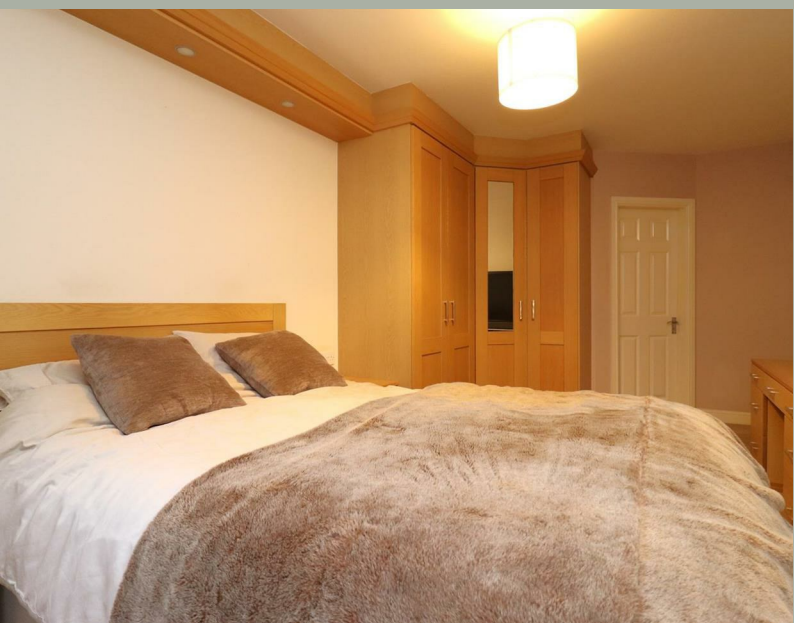
Outside, the bungalow shines with its detached garage, ample parking space, and secure gardens, providing a haven for outdoor activities and peace of mind.

This property stands out not only for its desirable features but also its tranquil cul-de-sac location, offering privacy and tranquillity.

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









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East Riding of Yorkshire Council  
Band: D

#### THE ACCOMODATION COMPRISES:-

##### ENTRANCE HALL

Wide entrance hall with composite door leading in. Decorative flooring. Recessed storage cupboard.

##### KITCHEN

3.16 x 3.44 (10'4" x 11'3")

Range of beechwood effect wall and floor units with complimentary work surfaces incorporating stainless steel 1 1/2 bowl sink unit, integrated washing machine, eye level double oven, four ring gas hob with extractor fan over. Space for fridge freezer. Additional counter space. Part tiling to the walls and tiled flooring. Under counter lighting and spot lighting to ceiling. Space for dining table in bay window.

##### LIVING ROOM

4.10 x 4.54 (13'5" x 14'10")

Large living room with recently installed dual fuel burner having floating wooden mantle above. Double doors into...

##### CONSERVATORY

3.43 x 2.74 (11'3" x 8'11")

French doors into rear garden.

##### MASTER BEDROOM

2.93 x 4.84 (9'7" x 15'10")

Having a range of wardrobes and fitted furniture. Window to side aspect. Access through...,

##### ENSUITE

1.53 x 1.59 (5'0" x 5'2")

Three piece suite comprising of corner shower unit, vanity sink with storage underneath and low level WC. Chrome towel radiator. Wet wall panelling. Decorative flooring.

##### BEDROOM TWO

2.34 x 4.34 (7'8" x 14'2")

Double bedroom to side aspect.

##### FAMILY BATHROOM

2.01 x 1.74 (6'7" x 5'8")

Three piece suite comprising of panelled bath with shower over, vanity sink with storage underneath and low level WC. Part tiling to walls. Decorative flooring.

##### BEDROOM THREE

2.84 x 3.64 (9'3" x 11'11")

Double bedroom to side aspect with fitted wardrobes.

#### EXTERNAL

To the front of the property there is off street parking for multiple vehicles, providing access to the detached garage with up and over door. Timber fencing to boundaries.

The rear garden is low maintenance with laid to lawn and decorative borders. Paved patio and garden 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**



**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

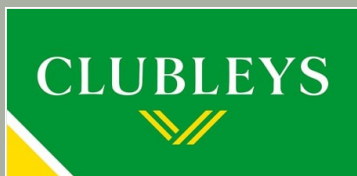
**FREE VALUATIONS FOR SALE**

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		
(81-91)	B		84
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		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.