

22, Higham Way,
Brough, HU15 1NA
£300,000



ABOUT THE PROPERTY

Highlighted by its impeccable maintenance and stylish décor, situated in a highly sought-after and convenient location.

This immaculately presented home, offering a warm and inviting atmosphere. The accommodation features a welcoming hallway leading to an open plan living room flowing seamlessly into the dining area, perfect for entertaining guests. A rear kitchen extension opens out to an impressive garden, creating a seamless indoor-outdoor living experience. For added convenience, there is a utility room situated off the entrance hall.

The ground floor comprises two generously sized bedrooms, both with en-suite shower rooms. Upstairs, the master suite awaits, complete with a dressing room and another en-suite shower room.

Outside, the property benefits from a generous plot providing ample off-street parking, while the sizable garden offers plenty of space to relax and unwind.

This property truly offers a perfect blend of modern living and convenient which will appeal to a wide range of buyers, viewing is recommended.

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







THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Wide entrance hall with stairs to first floor. Fitted storage cupboard.

OPEN PLAN LIVING / DINING ROOM

3.66 x 9.10 x 2.94 (12'0" x 29'10" x 9'7")

Vast open plan space with living room to the front elevation. Feature modern inset gas fireplace. Television point. Dining area open to...

KITCHEN

3.64 x 3.97 (11'11" x 13'0")

Range of fitted country cottage style wall and base units with wood effect laminate worktops. Incorporating larder unit, two ovens, gas hob with stainless steel modern chimney style extractor fan over. Ceramic sink with mixer tap over. Space for American Fridge/Freezer. Under counter lighting. French doors to rear garden.

UTILITY ROOM

2.03 x 2.17 (6'7" x 7'1")

Low level WC, Belfast sink, space and plumbing for washing machine and tumble dryer. Wall mounted storage cupboard and hanging rail.

BEDROOM TWO

3.32 x 3.64 (10'10" x 11'11")

Good sized double bedroom to the front of the property.

ENSUITE

2.12 x 1.12 (6'11" x 3'8")

Three piece suite comprising of low level WC, pedestal hand basin and shower unit. Tiling to walls.

BEDROOM THREE

3.33 x 3.01 (10'11" x 9'10")

Good sized double bedroom to the rear of the property.

ENSUITE

2.13 x 1.12 (6'11" x 3'8")

Three piece suite comprising of low level WC, pedestal hand basin and shower unit. Tiling to walls.

LANDING

Storage cupboard.

MASTER BEDROOM

3.96 x 4.75 x 8.54 (12'11" x 15'7" x 28'0")

Large 'L' shaped room with dressing area. Dual aspect. Open to...

ENSUITE

2.07 x 2.70 (6'9" x 8'10")

Four piece suite comprising of low level WC, wide vanity sink unit with storage underneath, larger than average bath and corner shower unit. Part tiling to walls and floor.

EXTERNAL

To the front of the property with paved driveway. Having access to the rear garden.

The rear garden is good in size with paved patio and laid to lawn. Raised decking area with pergola over. Two summer houses and garden shed. Detached garage.

ADDITIONAL INFORMATION

SERVICES

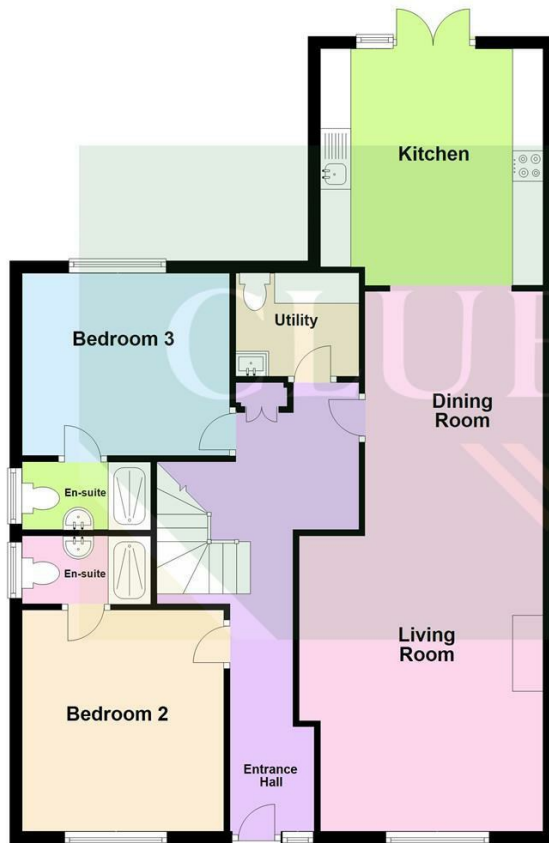
Mains gas, electricity and drainage are connected to the property.

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

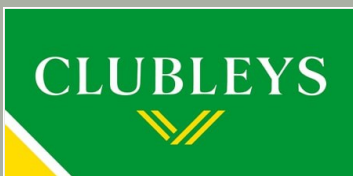
FREE VALUATIONS FOR SALE

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.



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