



This double-fronted semi-detached property with three bedrooms is situated on a generous plot.

The vendors have recently refurbished the kitchen and bathroom, the rest of the property, presenting an opportunity for buyers keen to put their stamp on this great home.

The layout of the house comprises an entrance hall, living room, open plan kitchen and dining room, out building with a WC on the ground floor. Upstairs, there are three good sized bedrooms, a bathroom room, and a separate WC.

This property boasts an advantageous corner plot, featuring spacious gardens at both the front and rear, along with a sizable gravel driveway, providing ample parking space

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



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door gives entry to the property. Staircase leading to the first floor.

LIVING ROOM

3.52 x 5.17 (11'6" x 16'11")

Good sized room with window to the front and French doors to rear garden. Feature fireplace. Television point.

KITCHEN/DINING ROOM

2.36 x 5.16 x 4.36 (7'8" x 16'11" x 14'3")

Modern kitchen comprising of high gloss wall and floor cabinets. Slimline worksurfaces incorporating sink unit with mixer tap and drainer. Breakfast bar with induction hob. Eye level oven. Window to side aspect. Under stairs storage cupboard. Open plan to day room/dining area. Television point. Window to front and side elevation.

LEAN TO/OUTBUILDING

3.78 x 4.74 (12'4" x 15'6")

Currently being used as storage. The large outbuilding could be the perfect space for a number of uses. Fitted with cloakroom. Door to side driveway and gate to rear garden.

FIRST FLOOR

LANDING

Window to rear elevation.

MASTER BEDROOM

4.07 x 3.59 (13'4" x 11'9")

Large room to front elevation, fitted wardrobe.

BEDROOM TWO

3.36 x 2.47 (11'0" x 8'1")

Large room to front elevation, fitted wardrobe.

BATHROOM

2.65 x 1.49 (8'8" x 4'10")

Modern suite comprising of panelled bath with shower over. Vanity sink unit. Storage cupboard.

WC

Low level WC.

BEDROOM THREE

2.44 x 2.63 (8'0" x 8'7")

To the rear elevation.

EXTERNAL

The front of the property comprises of laid to lawn area with shrubbery to boundary. Large gravelled driveway with space for multiple vehicles.

The rear garden is large in size and offers paved pathway and laid to lawn area. Timber fencing to boundary and shrubbery in areas.

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

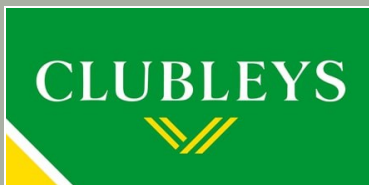
FREE VALUATIONS FOR SALE

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			
		68	82
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.