

St Anton, Sandholme Road,
Brough, Gilberdyke, HU15 2XH
£315,000



Welcome to your modern oasis! This stunning, detached three-bedroom true bungalow offers the perfect blend of contemporary living and comfort. Situated on a generous plot size, this property boasts ample outdoor space, including a large driveway, tandem garage and private garden, making it an ideal retreat for those seeking tranquility and privacy.

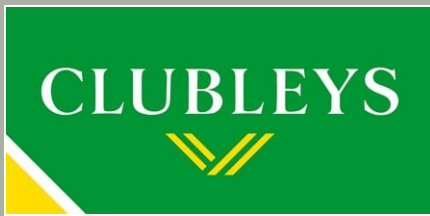
Step inside to discover a bright and spacious interior, with a layout designed for modern living. As you enter, you'll immediately notice the charm and elegance of the shaker-style kitchen, complete with sleek cabinetry, countertops, and contemporary appliances. The kitchen also boasts a convenient pantry, providing ample storage space for all your culinary essentials.

The property features three well-proportioned bedrooms, each providing a peaceful sanctuary to unwind after a long day. The open-plan living area is flooded with natural light, creating a welcoming atmosphere for both relaxation and entertainment.

The modern shower room includes sleek fixtures and finishes. The property boasts an additional guest cloakroom WC, providing added convenience for both residents and visitors alike.

Outside, the property offers a thoughtfully landscaped private garden, providing the perfect backdrop for outdoor gatherings or simply enjoying a quiet moment amidst nature. With move-in condition, you can start enjoying the benefits of this wonderful property immediately.

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



Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

INNER HALLWAY

Upvc door gives access to the inner hallway between the garage and house with personel door into the garage and a back door leading into the garden. A further door gives access to the..

ENTRANCE HALL

Leading to all rooms with storage, hatch to the loft space and coving to the ceiling.

LIVING ROOM

5.80 x 3.75 (19'0" x 12'3")

A lovely bright and airy room with double patio doors opening into the rear garden. Feature brick fireplace with marble hearth housing coal effect electric fire. Double doors give access to the dining room. Coving to the ceiling.

DINING ROOM

3.97 x 3.62 (13'0" x 11'10")

Spacious room with feature bay window, feature stone wall and coving to the ceiling.

KITCHEN

2.55 x 4.67 (8'4" x 15'3")

Excellent range of wood effect wall and floor units with complimentary work surfaces incorporating a sink unit, integrated double oven, four ring electric hob with chimney extractor over. space for an American fridge freezer and recessed storage cupboard. Part tiling to the walls and laminate flooring.

MASTER BEDROOM

2.98 x 4.22 (9'9" x 13'10")

Generous in size room to the front of the property.

BEDROOM TWO

3.14 x 2.99 (10'3" x 9'9")

Double room to the front of the property.

BEDROOM THREE

2.12 x 3.00 (6'11" x 9'10")

Good sized room to the front of the property.

CLOAKROOM

1.88 x .89 (6'2" x .291'11")

Suite comprising of vanity sink unit with storage under and low level Wc. Laminate flooring.

SHOWER ROOM

2.56 x 1.86 (8'4" x 6'1")

Modern suite comprising of large walk in shower with tinted glass screen, waterfall shower and hand held attachment. Low level Wc , vanity sink unit with moulded sink, storage under and concealed Wc. Full tiling to the walls, laminate flooring, chrome towel radiator and extractor fan.

EXTERNAL

The front of the property is laid mainly to lawn with an area laid to stone for additional parking. Side driveway leads to the garage with electric up and over door, power and light. To the rear there is a fabulous large garden with a large paved patio area adjacent to the property, the large lawned area extends to the rear of the garden with timber fencing to the boundary line and a further paved patio area. Decorative timber planters to the side, summer house, greenhouse and large 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			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		65	79
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.