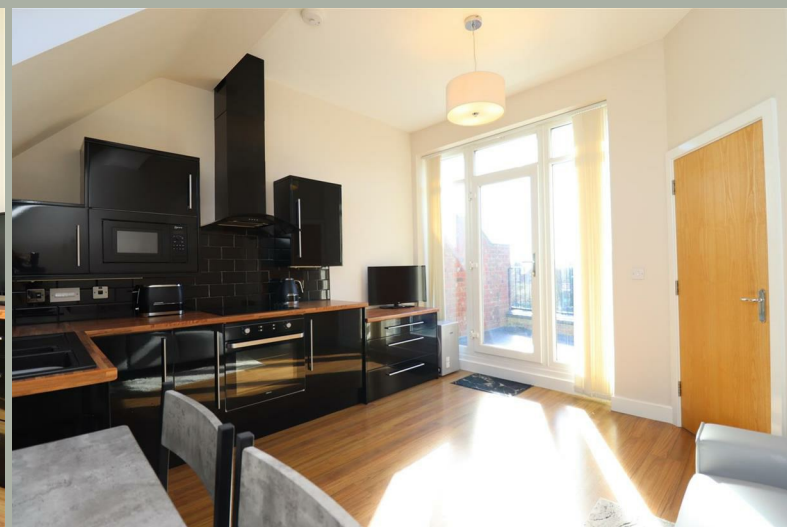




7, Orchard Mews,
Brough, HU15 1FJ
£125,000



ABOUT THE PROPERTY

Nestled within the confines of Orchard Court lies a collection of eight exquisite townhouses, ensconced within a secluded gated courtyard.

Conveniently positioned within short distance of the excellent rail link and in close proximity to all the amenities Brough has to offer, these modern dwellings boast individuality and style.

This sleek two-bedroom townhouse welcomes you with a private ground floor entrance hall leading to first floor accommodation with two generously proportioned bedrooms and a modern shower room, the second floor offers an inviting open-plan kitchen seamlessly integrated with a living area and extending onto a small balcony.

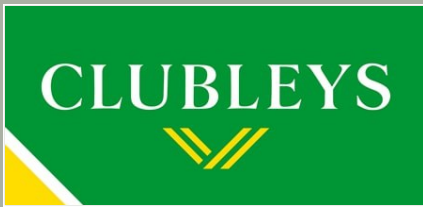
Further enhancing the appeal, an allocated covered parking space awaits within the confines of a secure electric gated complex, ensuring both safety and convenience for residents.

Contact us to arrange your appointments to view.

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







Tenure: Freehold
East Riding of Yorkshire Council
Band: A

THE ACCOMMODATION COMPRISES

With the added benefit of brushed steel door furniture, high quality internal doors and pre-wiring for satellite TV.

GROUND FLOOR

ENTRANCE

Access via covered area with stairs off leading to first floor.

FIRST FLOOR

LANDING

BEDROOM ONE

Telephone point. Spot lights to ceiling.

SHOWER ROOM

White suite comprising concealed system low level WC, wash hand basin and walk in double shower. Chrome heated towel rail, tiled walls, shaver socket and vinyl flooring.

BEDROOM TWO

SECOND FLOOR

LANDING

Recessed cupboard housing plumbing for automatic washing machine.

OPEN PLAN KITCHEN/LIVING

Well designed kitchen with a range of high gloss wall and floor units with complementary work surfaces with integrated electric oven, hob, extractor, fridge freezer, microwave and dish washer. With open access through to the living room and double doors to balcony. television and telephone point.

OUTSIDE

To the rear of the development, accessed via an archway with electric gates is the allocated secure covered parking areas.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

Plots 7-8

orchardcourt
BROUGH



plot 7

Bedroom	3800mm x 3700mm 12'5" x 12'2"
En-Suite	2400mm x 850mm 7'9" x 2'8"
Bathroom	2500mm x 2500mm 8'2" x 8'2"
Living/Kitchen	4000mm x 3800mm 13'2" x 12'5"

plot 8

Living/Kitchen	7000mm x 3100mm 22'10" x 10'2"
Cloaks	2300mm x 850mm 7'6" x 2'8"
Bedroom 1	6800mm x 3300mm 22'3" x 10'9"
En-Suite	2900mm x 1200mm 9'5" x 3'10"
Bedroom 2	5500mm x 5000mm 18'0" x 16'4"
En-Suite	2800mm x 900mm 9'2" x 2'10"

Room dimensions are approximate and the actual property should be measured before ordering furniture or floor coverings. Full details of the specification are available from the site Sales Executive and will be discussed in detail before a reservation is taken. Dimensions given are maximum sizes.



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			93
(81-91) B		77	
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.