



5, Belgrave Drive,  
Brough, North Cave, HU15 2NN  
Offers Over £200,000



## ABOUT THE PROPERTY

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This two bedroomed true detached bungalow offers fantastic spacious accommodation and the scope to be made into a fantastic home.

Located in a quiet popular cul de sac the bungalow briefly comprises of entrance hall, living room, dining kitchen, two bedrooms and bathroom. To the front is a lawn garden with side driveway and single garage. The rear garden has raised borders and plenty of scope for improvement.

Tenure - Freehold

Council tax band - D

EPC - TBC









Tenure: Freehold  
East Riding of Yorkshire  
Band: D

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front door with side glazed panels leads into the entrance hall, giving access to all rooms. Laminate flooring and hatch to loft space.

### LIVING ROOM

5.47m x 2.75m (17'11" x 9'0")

Spacious room to the rear of the property with patio doors leading out into the rear garden.

### DINING KITCHEN

5.39m x 2.58m (17'8" x 8'5" )

Having a range of wall and floor units with complimentary work surfaces incorporating sink unit, space for oven, washing machine and fridge freezer.

### MASTER BEDROOM

5.47m x 2.88m (17'11" x 9'5")

Generous room to the front of the property with a range of fitted furniture incorporating wardrobes, overhead units and dressing table.

### BEDROOM TWO

3.05m x 3.33m (10'0" x 10'11")

Large double room with recessed cupboard.

### BATHROOM

2.54m x 1.70m (8'3" x 5'6")

Suite comprising of pedestal hand basin, panelled bath with shower over, low level Wc, part tiling to the walls and vinyl flooring.

### OUTSIDE

To the front and side of the property is a lawned area with decorative mature planting. Block paved side driveway providing off street parking leading to a single garage with up and over door. Side access gate into the rear garden having decorative raised borders with decorative planting.

## ADDITIONAL INFORMATION

### SERVICES

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

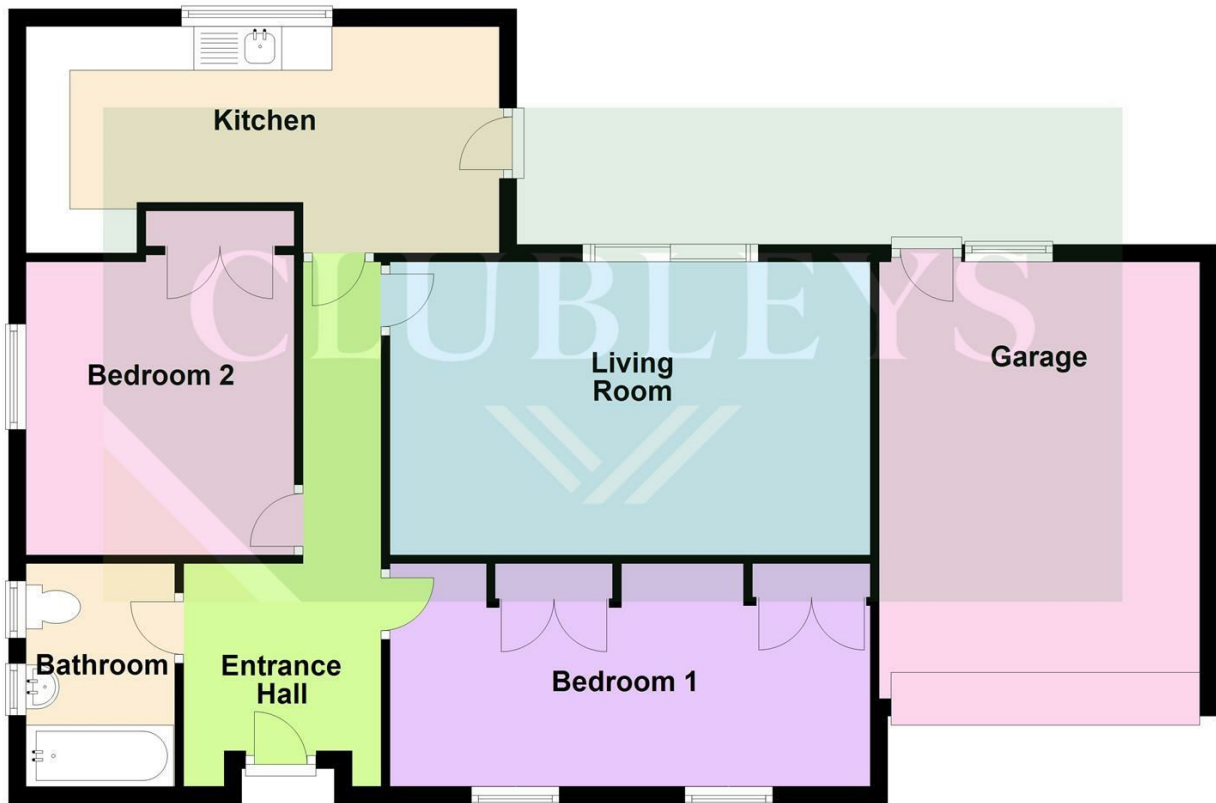
### APPLIANCES

No appliances have been tested by the agent.





## 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](mailto:surveys@clubleys.com)

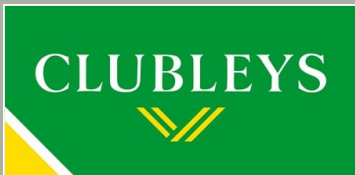
### FREE VALUATIONS FOR SALE

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](mailto: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.