

11, Loxley Way,
Hull, Brough, HU15 1GB
£225,000



Formally a four bedroom house, this property has undergone a degree of works to create the modern home it is today!

As you step into the entrance hall, you are greeted by a warm and inviting space that flows seamlessly into the accommodation on offer here. The modern kitchen with built in appliances is a focal point of the house, offering a perfect space to dine.

With three bedrooms & accommodation spread across three floors, there is ample space for a growing family or for those in need of a office/work space or guest room. The en suite master bedroom provides a private space to relax, while the additional two bedrooms offer flexibility in terms of use and space.

This property features two bathrooms, including the en suite in the master bedroom, ensuring convenience for all residents. The downstairs cloakroom is a practical addition, adding to the functionality of the home.

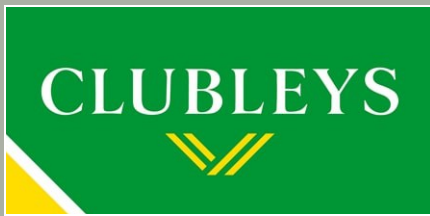
Offering a spacious courtyard-style garden space, perfect for enjoying a morning coffee whilst checking your emails. The garage and additional parking space to the rear provide convenience and security for your vehicles & storage.

EPC - C
East Riding of Yorkshire Council Band: B



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Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

With panelled cottage style entrance door into the hall, staircase to first floor off, leading into...

BEDROOM ONE/STUDY

3.2m x 2.7m (10'5" x 8'10")

Spacious room with window to front elevation.

WC/CLOAKROOM

Modern two piece white suite, tiled to surrounds. Comprising low flush WC, white gloss unit with built in wash hand basin and mixer tap, chrome ladder radiator.

KITCHEN/DINER

4.6m x 3.4m (15'1" x 11'1")

Perfectly planned to utilize space. Fitted with a range of white high gloss base, wall and floor units, complimentary work surfaces & black gloss tiling to splash backs. One and half bowl stainless steel sink unit. window above to rear aspect, double oven, gas hob, stainless steel extractor canopy. Also includes a range of integrated appliances comprising fridge freezer, dishwasher, washing machine. Glazed door to rear courtyard garden area.

FIRST FLOOR

Balustrade staircase leads off to...

L-SHAPED LIVING AREA

7.9m x 4.6m (25'11" x 15'1")

Perfect room for entertaining, light and airy with windows to the front & rear aspects, radiators under. Dark wood laminate flooring, tv point, power points.

SECOND FLOOR

Balustrade spindle staircase leads to second floor landing area...

MASTER BEDROOM/EN SUITE

4.5m x 3.3m (14'9" x 10'9")

L-shaped double bedroom with a range of built in white wardrobes, two windows facing the side elevation. Door off leading into...

EN-SUITE

Modern style white three piece suite, tiled, with corner

shower cubicle, chrome sanitary fittings, low flush WC, white gloss unit with built in wash hand basin and mixer tap. Light oak laminate flooring.

BEDROOM TWO

3.5m x 2.8m (11'5" x 9'2")

Window facing the front aspect, storage cupboard & built in wardrobe. Power points.

BATHROOM

Three piece white suite, comprises panelled bath with shower over & separate shower attachment with glazed screen, low flush WC, wall mounted white gloss unit with built in wash hand basin, chrome sanitary fittings, light oak laminate flooring.

EXTERNAL

The front of the property is accessed from the paved pathway which runs along the row of town houses, with an array of plants, shrubs & laurels. The rear of the property having timber fencing to the boundary, gravelled for ease of maintenance providing a spacious patio area. An abundance of shrubs, fir tree & plants within a raised bedding area. Separate access to the rear of the property with the provision of a large garage & extra space to the side for additional vehicles.

ADDITIONAL INFORMATION

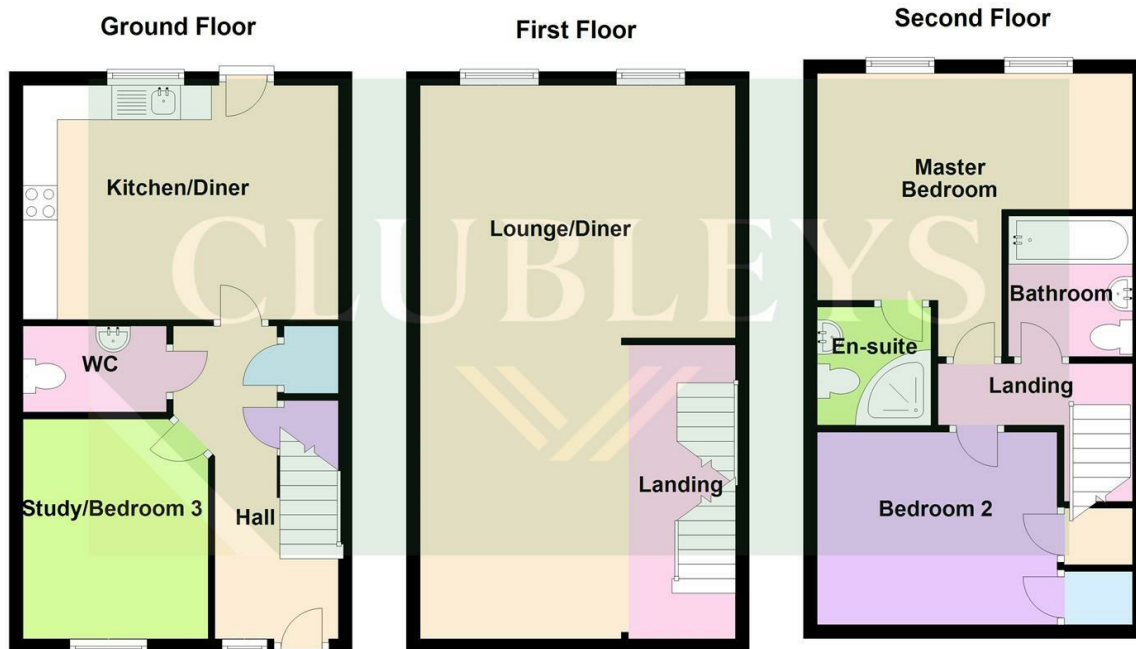
SERVICES

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

APPLIANCES

None of the appliances have been tested by the agents.





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

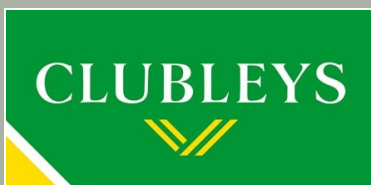
FREE VALUATIONS FOR SALE

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		78	89
(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.