



Welcome to Sidings Court, Brough - This charming and spacious detached family home boasts two reception rooms, perfect for entertaining guests or simply unwinding after a long day. With three cosy bedrooms, there's ample space for the whole family to relax and recharge.

Situated in an attractive block paved cul de sac in this popular Brough location, a well-maintained house with downstairs cloakroom adds convenience to your daily routine, while the dining room and lounge provide ideal settings for relaxation and time out!

Outside, the lawned gardens to the front, rear, and side of the property beckon you to enjoy the outdoors and soak up the sunshine.

With a garage and additional parking available via the side drive, parking will never be a hassle. Don't miss out on the opportunity to make this house your home - come and experience the warmth and comfort that Sidings Court has to offer!

EPC Rating: A  
Council Tax Band: C  
Tenure: Freehold



Tenure: Freehold  
ERYCC  
BAND: C

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Half glazed upvc entrance door leads into the hallway, under stairs cupboard, radiator and staircase off

#### CLOAKROOM

White suite comprising pedestal wash hand basin with mixer tap, low flush wc, radiator and window to front elevation.

#### LOUNGE

5.33m x 3.55m (17'5" x 11'7")

Window to front aspect with radiator under, fire surround with marble effect back and hearth housing electric log burner style fire, wifi & tv points, power points, coving & ceiling lights.

#### DINING ROOM

3.09m x 2.38m (10'1" x 7'9")

Double glazed patio doors lead out to the rear aspect, radiator, power points and ceiling light.

#### FITTED KITCHEN

3.15m x 2.78m (10'4" x 9'1")

Range of base, wall & floor units in 'light oak style' with contrasting work surfaces. Extractor hood, one & half bowl stainless steel sink unit sits beneath a window looking out to the rear aspect, power points, radiator, ceiling spot lights, vinyl floor covering and half glazed upvc door leading out to the side elevation.

### FIRST FLOOR

#### LANDING AREA

Window to the side aspect, power points, built in airing cupboard and loft access.

#### BEDROOM ONE

3.79m x 3.37m (12'5" x 11'0")

Fitted with a range of 'pine effect' wardrobes, matching bedside units, window to front elevation with contrasting drawers and storage under.

#### BEDROOM TWO

3.62m x 3.34m (11'10" x 10'11")

Window to the rear aspect with radiator under, power points.

#### BEDROOM THREE

2.60m x 2.45m (8'6" x 8'0")

Built in cupboard with hanging space and additional storage., window to front aspect with radiator under, power points and ceiling light.

#### BATHROOM

Modern white gloss three piece suite with storage unit housing low flush wc and wash hand basin with chrome mixer tap., panelled bath with screen and shower over with double shower head, marble effect tiling to surround, chrome heated ladder towel radiator, expelair, spot lights, vinyl floor covering and window to the rear aspect.

#### OUTSIDE

To the front the property has a lawned area that runs along the side and extends. A block paved foot path with steps up, a private paved driveway leads to a detached garage. To the rear the property is mainly laid to lawn with fencing to surrounds and a range of mature shrubs and privet hedging, paved patio area.

#### APPLIANCES

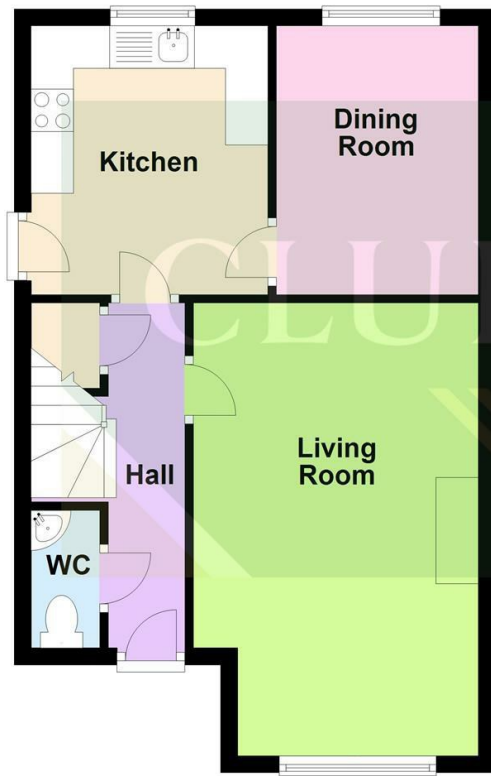
None of the appliance's have been tested by the selling agents.

#### SERVICES

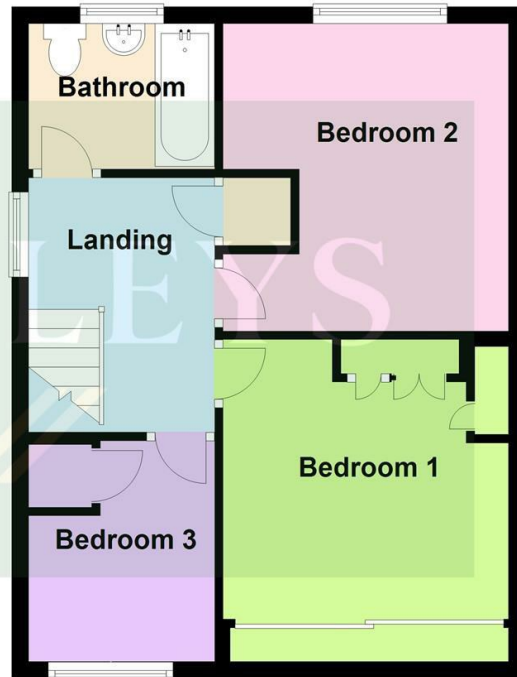
Mains water, drainage, electricity and gas are connected to the property.



## 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

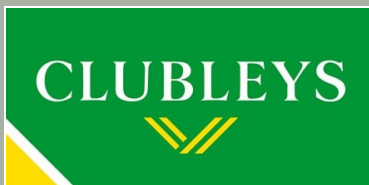
### FREE VALUATIONS FOR SALE

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		94	96
(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.