

51, Wesley Close,
Brough, South Cave, HU15 2EJ
£255,000



This beautifully renovated two-bedroom dormer-style property, once a three-bedroom home, is situated in an enviable cul-de-sac position. The current owners have transformed the downstairs accommodation to form a wonderful open-plan dining kitchen with a central island unit, perfect space for entertaining family and friends.

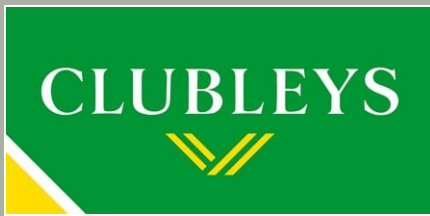
Upon entering the house, you are greeted by a light and airy entrance hall with a convenient shower room off. The lounge is a cosy area in which to relax with through access to the dining area. A rear conservatory provides additional space off the kitchen to unwind and enjoy views over the garden. First floor boasts two double bedrooms and additional shower room. The outside space is equally impressive, with a stunning rear garden filled with established shrubs and trees, a paved patio area lies directly adjacent to the house. Additionally, a side driveway provides off-street parking and access to the garage. Viewing is highly recommended.

EPC Rating: D
Council Tax Band: C



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Tenure: Freehold
ERYCC
BAND: C

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL

Composite half glazed front entrance door with glazed side screen leading to a lovely airy hallway with access to all ground floor rooms, radiator & stairs off to first floor accommodation, storage cupboard housing gas fired central heating boiler.

LIVING ROOM

4.41m x 4.04m (14'5" x 13'3")

A cosy living room with UPVC double glazed bow window to the front elevation with radiator under, under stairs storage cupboard & built in shelves, feature wall mounted electric fire, coving to the ceiling, tv and telephone point, opening to:

DINING ROOM

3.58m x 2.34m (11'8" x 7'8")

Double glazed double doors leading to the delightful rear garden. Coving, centre ceiling light, wall light and radiator.

KITCHEN

4.82m x 4.51m (15'9" x 14'9")

Having been lovingly altered to create a welcoming generous sized kitchen with a range of modern units, complimentary wooden style work surfaces, central island unit, ceramic 1 1/2 bowl sink unit, built in double oven, four ring gas hob with extractor fan over, space for fridge/freezer, space for washing machine, laminate flooring, and recessed ceiling spotlights. Dual aspect UPVC double glazed windows. Stepping down to:-

CONSERVATORY

3.10m x 2.93m (10'2" x 9'7")

A lovely addition to this spacious home with double doors leading out to the garden. Tiled flooring

SHOWER ROOM

2.63m x 2.41m (8'7" x 7'10")

Upgraded by the current owners, the shower room offers a double step in shower unit with waterfall shower overhead and shower attachment, low level WC, wash hand basin, recessed ceiling spot lights, fully tiled walls and flooring, chrome towel radiator and an extractor fan. UPVC double glazed windows to the side elevation.

FIRST FLOOR:-

LANDING

SECOND SHOWER ROOM

2.62m x 1.00m (8'7" x 3'3")

Three piece suite comprising:- step in shower cubicle with mains fed shower and folding shower screen, tiled to surround, low level WC and wash hand basin. Recessed ceiling spot lights, vinyl flooring, chrome towel radiator. UPVC double glazed window to the rear elevation.

MASTER BEDROOM

4.68m x 3.56m (15'4" x 11'8")

UPVC double glazed window to the front elevation, radiator, fitted wardrobes and drawers to one side with matching fitted vanity table, door to eaves storage with light.

BEDROOM TWO

4.15m x 2.78m (13'7" x 9'1")

UPVC double glazed to the rear elevation, radiator, a range of fitted wardrobes and hatch to loft space.

OUTSIDE:-

FRONT GARDEN

Mainly laid to lawn with fenced boundaries and mature shrubs.

GARAGE

Private driveway to the side providing ample off street parking for several vehicles leading to a single garage with up and over door, power and light. Side access gate to the garden.

REAR GARDEN

A true feature of this property is the South Westerly facing rear garden, generous in size and beautifully maintained, the garden is perfect for entertaining guests. Mainly laid to lawn with a paved patio area immediately beyond the house. Mature shrub and flower borders. Mature trees to the rear providing privacy. Garden shed.

ADDITIONAL INFORMATION:-

SERVICES

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

APPLIANCES

No appliances have been tested by the Agent.



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

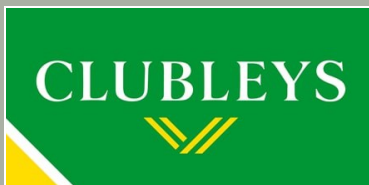
FREE VALUATIONS FOR SALE

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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.