



Wiske Avenue in Brough is where you will find this superb detached family home it's a gem waiting to be discovered. Boasting four spacious bedrooms and three modern bathrooms, this property offers ample space for a growing family.

The property comprises three inviting reception rooms - a cosy lounge, a formal dining room perfect for entertaining guests, and a study ideal for those working from home. The layout of this house is thoughtfully designed to cater to all your lifestyle needs.

One of the highlights of this property is the south-facing landscaped garden, where you can enjoy the sunlight and outdoor gatherings.

Don't miss the opportunity to make this house your home sweet home.

EPC Rating; C
Council Tax Band: E



Tenure: Freehold
East Riding of Yorkshire
BAND: E

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front door leads into the entrance hall.

LOUNGE

6.64m x 3.16m (21'9" x 10'4")

Large spacious room with feature marble fireplace housing electric fire with sliding patio doors onto the rear garden. Double doors lead into the dining room.

DINING ROOM

2.62m x 3.37m (8'7" x 11'0")

Good sized room with laminate flooring.

STUDY

2.45m x 2.14m (8'0" x 7'0")

With laminate flooring.

KITCHEN

3.65m x 2.36m (11'11" x 7'8")

Excellent modern range of Shaker style wall and floor units with solid wood work surfaces incorporating Neff double oven, Bosch induction hob with chimney extractor over, dishwasher and fridge freezer. Under stairs storage cupboard and tiling to the floor. Archway into..

UTILITY AREA

Fitted units with stainless steel sink unit, tiling to the floor, wall mounted central heating boiler, plumbing for washing machine, tiling to the floor and back door off.

LANDING

Airing cupboard.

MASTER BEDROOM

4.49m x 3.17m (14'8" x 10'4")

With a good range of fitted furniture.

EN SUITE

Modern suite comprising of corner shower cubicle, vanity sink unit and low level Wc, chrome towel radiator and tiling to the walls.

BEDROOM TWO

2.64m x 3.26m (8'7" x 10'8")

Double room with fitted wardrobe.

EN SUITE SHOWER ROOM

Suite comprising of shower cubicle, Low level Wc and pedestal hand basin. Tiling to the walls and vinyl flooring.

BEDROOM THREE

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

Double room with fitted wardrobe.

BEDROOM FOUR

2.99m x 2.08m (9'9" x 6'9")

To the front of the property.

FAMILY BATHROOM

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

OUTSIDE

To the front of the property is a lawned garden with side driveway leading to a single garage. The rear garden is laid mainly to lawn with a paved patio area adjacent to the property.

ADDITIONAL INFORMATION

SERVICES

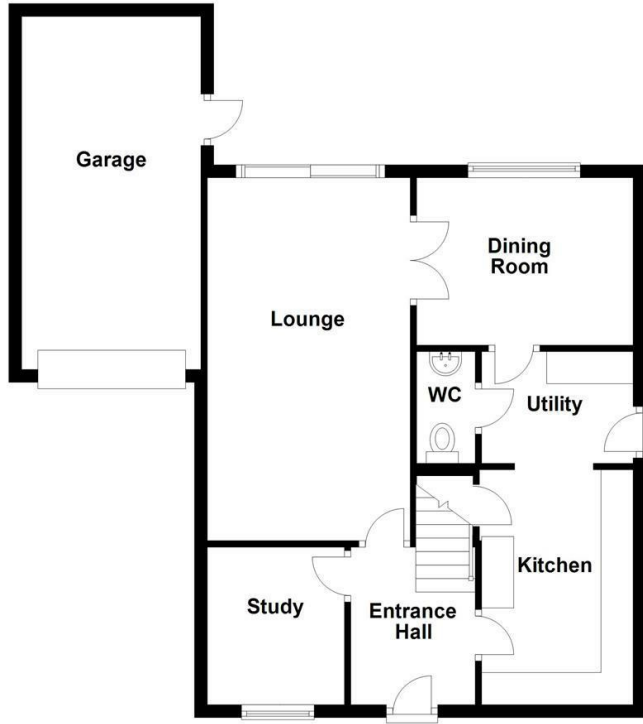
Mains water, gas, electricity and drainage.

APPLIANCES

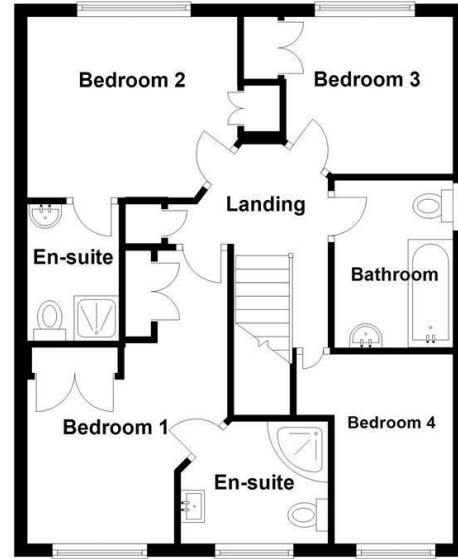
No appliances have been tested by the Agent.



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

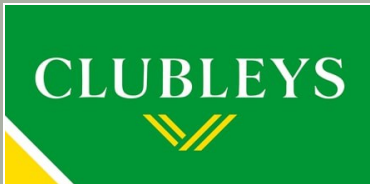
FREE VALUATIONS FOR SALE

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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	83
(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.