



31, Hunter Road,  
Brough, Elloughton, HU15 1LB  
£230,000





## ABOUT THE PROPERTY

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Introducing a charming three-bedroom semi-detached home in the desirable residential village of Elloughton.

This thoughtfully designed family home boasts a recent extension that adds a versatile garden room to the ground floor.

Upon entering, you'll find an inviting entrance hall leading to an attractive sitting room featuring a coal-effect gas fire. The modern dining kitchen flows seamlessly into the versatile rear extension, currently utilized as a garden room. The first floor offers three well-appointed bedrooms and a family bathroom.

Outside, a side driveway provides ample off-street parking and leads to the detached garage. The rear garden features a paved patio adjacent to the house, a lawned area perfect for summer evenings, and a paved seating area behind the garage.

This family home is truly a credit to its owners and is a must-see.

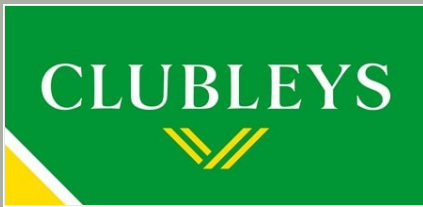
Contact Clubleys today to arrange a viewing.

East Riding of Yorkshire Council Band - C.  
Tenure - Freehold  
EPC rating - C









Tenure: Freehold  
East Riding of Yorkshire Council  
Band: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

PVC Front entrance door, laminate flooring, stairs to first floor, cupboard under stairs, ceiling coving.

### SITTING ROOM

Feature fire place housing coal effect gas fire, bay window, television points, telephone points, ceiling coving.

### DINING KITCHEN

Fitted with a range of shaker style wall and floor units and breakfast bar, comprising complimentary work surfaces, one and a half bowl stainless steel sink unit, integrated dishwasher, range cooker with chimney-style extractor canopy over. Laminate flooring, ceiling coving, recessed ceiling spot lights. Open plan to...

### GARDEN ROOM

Velux style roof, French doors to rear garden, vertical radiator. recessed ceiling spotlights.

## FIRST FLOOR ACCOMMODATION

### LANDING

Access to loft access housing gas fired central heating boiler, the vendor informs us the loft is boarded and insulated.

### BEDROOM ONE

Fitted wardrobes to one wall.

### BEDROOM TWO

Storage cupboard.

### BEDROOM THREE

Storage cupboard.

### BATHROOM

Three piece white suite comprising low flush WC, pedestal wash hand basin, panelled bath with shower over. Fully tiled walls.

## OUTSIDE

### GARDEN

South facing rear garden with paved patio directly adjacent to the family home. Step up to the lawned garden with paved seating area to the rear of the garage.

## GARAGE

Detached garage with up and over door, power and light. Plumbing for automatic washer.

## ADDITIONAL INFORMATION

### SERVICES

Mains gas, water, drainage and electricity.

### APPLIANCES

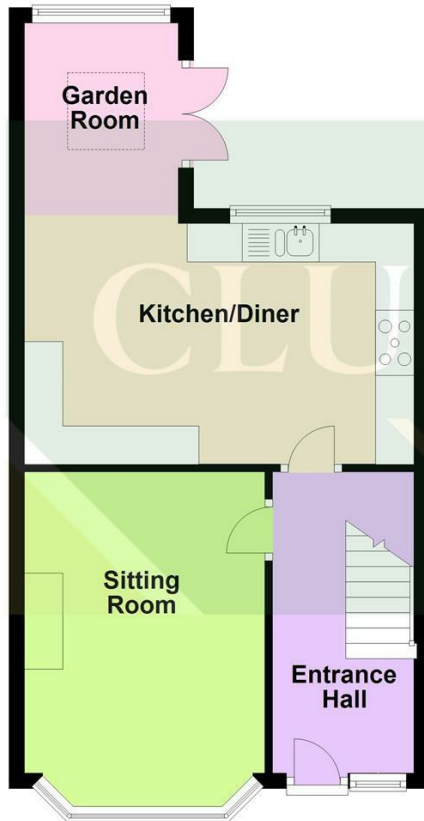
No appliances have been tested by the Agent.



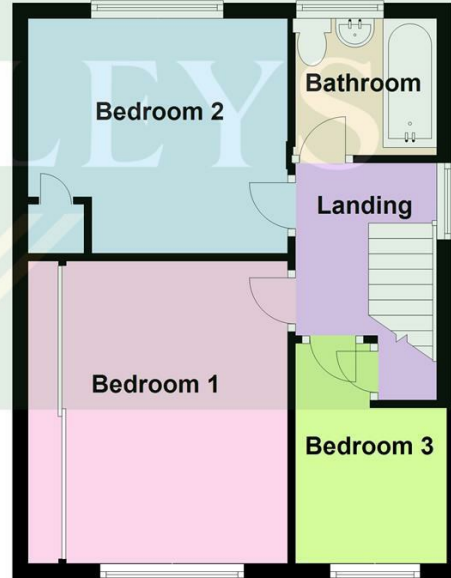




## Ground Floor



## 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

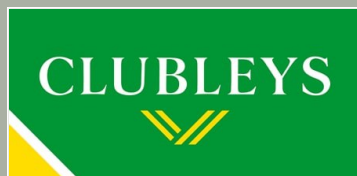
### FREE VALUATIONS FOR SALE

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		88
(81-91)	B		
(69-80)	C	72	
(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.