

55, Spitfire Drive,  
Brough, HU15 1YP  
£220,000



Nestled in a quiet corner position in the charming Spitfire Drive of Brough, this semi-detached family home is a true gem! Boasting three generously sized bedrooms this property offers ample space for comfortable living.

The heart of this home lies in its modern dining kitchen, complete with integrated appliances and French doors that open onto a delightful rear paved patio area and an enclosed garden. Imagine enjoying your morning coffee in the fresh air, relaxing in this inviting space.

The master bedroom comes with an ensuite for added convenience, while a family bathroom caters to the needs of the household. Parking is a breeze with a rear courtyard that accommodates two cars, ensuring you never have to worry about finding a spot after a long day.

This property is not just a house; it's a place where memories are waiting to be made. Don't miss the opportunity to call this spacious and well-appointed semi-detached house your home.



Tenure: Freehold  
ERYCC  
BAND: C

## ACCOMMODATION COMPRISES:

### ENTRANCE HALL

White panelled front door leading into entrance hall with dark oak wooden effect flooring, single radiator, power points, and staircase off to the 1st floor.

### CLOAKROOM

Suite comprising of low level WC, corner sink unit with mixer tap, extractor, dark oak wooden effect flooring and radiator.

### L-SHAPED LOUNGE

4.95m x 3.6m (16'2" x 11'9")

Light and airy spacious room with additional 'home working space' and media wall. Window overlooking the front elevation with radiator under, ceiling light, central heating thermostat and door off into:

### DINING KITCHEN

4.58m x 3.2m (15'0" x 10'5")

Full width kitchen with a good range of modern 'light grey' base, wall and floor units, complimentary 'marble effect' work surfaces & upstands incorporating a stainless steel sink unit, four ring glass electric hob & electric oven, with stainless steel chimney extractor over, integrated dishwasher, washer/drier, and fridge freezer. Recessed under stairs storage, wall mounted unit housing the central heating boiler, light grey wood effect flooring, window to the rear aspect and 'french doors' leading out into the rear garden area.

### FIRST FLOOR

#### LANDING

White wooden balustrade with light oak top & coordinating light oak hand rail, loft hatch with access to roof void, radiator, storage cupboard.

#### MASTER BEDROOM

4.18m (into recess) x 2.59m (13'8" (into recess) x 8'5")

Spacious double room provides recessed area perfect for fitted wardrobe install, with window to the front aspect, ceiling light, radiator and wall mounted central heating thermostat. Door into:

#### EN-SUITE SHOWER ROOM

Contemporary suite comprising of low level WC, wall mounted sink unit with mixer tap and cupboard under,

generous size shower cubicle with thermostatic shower, tiled to surround in modern grey marble effect with concertina shower screen and extractor. Shaver point, radiator, ceiling light and window to side elevation.

#### BEDROOM TWO

3.09m x 2.58m (10'1" x 8'5")

Good size double room to the front of the property with built in vanity unit, corner shelves, open wardrobe/hanging space with drawer and shelves. Window to the front aspect with radiator under, power point & ceiling light.

#### BEDROOM THREE

2.67m x 1.91m (8'9" x 6'3")

Window to the front aspect, radiator, ceiling light and power point - space easily compliments a small double bed.

#### FAMILY BATHROOM

1.90m x 1.68m (6'2" x 5'6")

Modern suite comprising low level WC, panelled bath, tiled to surround with shower attachment to chrome tap, wall mounted pedestal sink unit with cupboard under. Extractor, ceiling light and window with frosted glass to rear aspect.

#### OUTSIDE

A paved pathway leads to the front of the property with a small area filled with an array of shrubs & plants, access to the side of the property. The good sized enclosed rear garden offers privacy and a sunny space complimented by the paved patio area, the garden is laid to artificial lawn with rear access gate leading to courtyard parking for two vehicles. Timber fencing to boundary and solar powered external lighting.

#### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the selling agents.



## 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

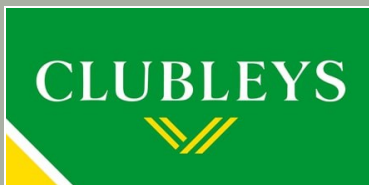
### FREE VALUATIONS FOR SALE

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			
(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.