



2, Raikes Court,
Brough, Welton, HU15 1PG
£200,000



No chain involved, viewing is strongly recommended.

The former three-bedroom house has been converted into a good sized two-bedroom property, but it can easily be reverted back to its original layout if desired. Located in a prime courtyard setting in the heart of this desirable village, a well-presented and mews style property offers views over Welton, thus being a short distance to South Hunsley School.

The ground floor comprises an entrance hall, WC, lounge/diner, and kitchen. Upstairs, there are two bedrooms and a bathroom.

Outside, the front of the property boasts a private patio area with steps leading to the courtyard with allocated parking. The rear cottage style garden offers considerable privacy, being paved with established hedge and shrub borders.

East Riding of Yorkshire Council Tax Band - C
Tenure - Freehold
EPC Rating - C



THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC Front entrance door, radiator, stairs to first floor accommodation.

WC/CLOAKROOM

Two piece white suite comprising low flush WC and wall hung wash hand basin, radiator.

L.SHAPED LOUNGE / DINING AREA

6.21m x 4.61m max (20'4" x 15'1" max)
Feature coal effect gas fire in marble effect surround and mantle. Under stairs cupboard, two radiators, telephone point, television point. French doors to rear garden, ceiling coving.

KITCHEN

2.86m x 2.37m (9'4" x 7'9")
Fitted with a range of wall and base units comprising complimentary work surfaces, one and a half bowl stainless steel sink and drainer unit, four ring gas hob, electric oven with extractor hood over. Plumbing for automatic washer, tiled flooring, recessed ceiling lights, wall mounted gas fired central heating boiler, rear entrance door.

FIRST FLOOR ACCOMMODATION

LANDING

Access to roof space.

BEDROOM ONE

4.65 x 2.68m (15'3" x 8'9")
Fitted wardrobes to one wall, two radiators, fitted cupboard, ceiling coving.

BEDROOM TWO

3.54m x 2.86 (11'7" x 9'4")
Fitted cupboard, radiator, ceiling coving, television point.

BATHROOM

Three piece white suite comprising panelled bath with shower attachment, vanity sink unit and low flush WC. Chrome ladder style towel radiator, recessed ceiling lights, fully tiled walls.

OUTSIDE

ADDITIONAL INFORMATION

SERVICES

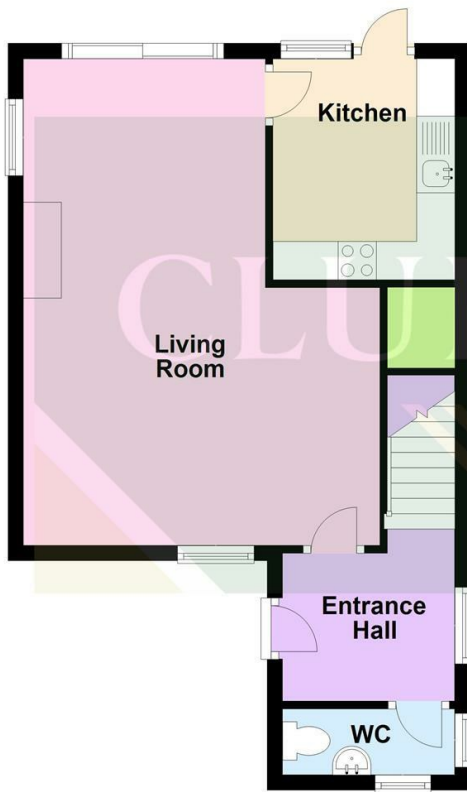
Mains gas, electricity, water and drainage.

APPLIANCES

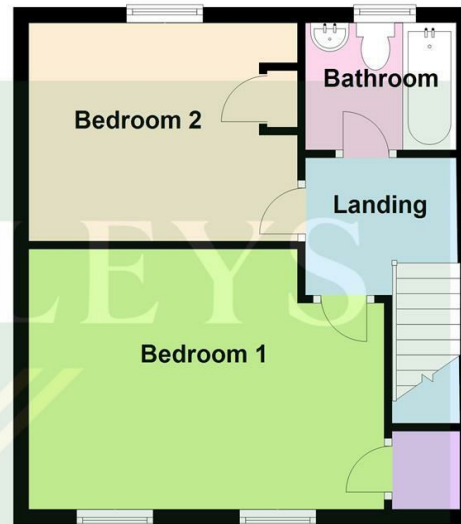
No appliances have been tested by the Agent.



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

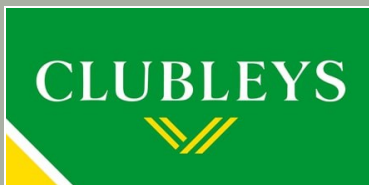
FREE VALUATIONS FOR SALE

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		73	86
(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.