

42, Stockbridge Park,
Brough, Elloughton, HU15 1JQ
£345,000



ABOUT THE PROPERTY

Opportunities in the area are sparse, so don't miss your chance—schedule a viewing today before it's gone!

Arranged over two floors with a versatile layout, this property is nestled in the sought-after Stockbridge Park. The ground floor comprises an entrance hall, living room, dining room, kitchen, conservatory, and a fourth bedroom with an accompanying shower room. On the second floor, you'll find three spacious double bedrooms and a family bathroom.

The spacious property offers externally, ample off-street parking leading to a integral double garage. Plus low-maintenance front and rear gardens, making it perfect for those summer evenings and modern family living.

East Riding of Yorkshire Council Tax Band - E

Tenure - Freehold

EPC rating - C







THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Accessed through a covered porchway. Glazed entrance door with side window. Staircase to first floor with understairs cupboard.

LIVING ROOM

3.62 x 6.67 (11'10" x 21'10")

Large room with having dual aspect with window to side elevation and sliding doors to rear. Feature coal effect fireplace. Television point. Wall lighting. Internal bifold doors leading to...

DINING ROOM

3.19 x 2.90 (10'5" x 9'6")

Window to side aspect. Leading to...

KITCHEN

3.62 x 3.32 (11'10" x 10'10")

Fitted with a range of Oak wall and base units, integrated oven, microwave and gas hob. 1 1/2 bowl sink unit, cupboard housing boiler. Plumbing for dishwasher. Integral wine rack. Plinth heaters. Recessed spot lighting. Window to rear aspect and door to conservatory.

CONSERVATORY

2.30 x 3.98 (7'6" x 13'0")

Half brick built conservatory. Overlooking and leading to garden through French doors. Door leading to integral garage.

BEDROOM FOUR

3.04 x 3.62 (9'11" x 11'10")

Good sized room with bay window overlooking garden.

SHOWER ROOM

1.93 x 1.68 (6'3" x 5'6")

Three piece suite, low level WC, sink and shower cubicle. Heated towel rail.

FIRST FLOOR

LANDING

Galleried landing with glass balustrade. Storage cupboard.

BEDROOM ONE

3.02 x 4.53 (9'10" x 14'10")

Double bedroom to rear aspect. Television point. Coving to ceiling.

BEDROOM TWO

3.64 x 3.65 (11'11" x 11'11")

Double bedroom to front aspect.

BEDROOM THREE

3.33 x 3.05 (10'11" x 10'0")

Double bedroom to rear aspect. Fitted furniture. Coving to ceiling.

BATHROOM

2.31 x 2.43 (7'6" x 7'11")

Three piece white suite comprising of pedestal wash hand basin, low level WC, panelled bath with shower attachment. Tiling to splashbacks. Recessed spot lights.

EXTERNAL

The front of the property allows for off street parking with driveway and gravelled area. Decorative slate and shrubbery to boundaries. Timber fencing and gate to rear garden.

The rear garden allows for paved patio, gravelled area and slate beds. Establish shrubbery and trees. Private and mature garden with sculptured lawn.

GARAGE

Integral double garage.





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

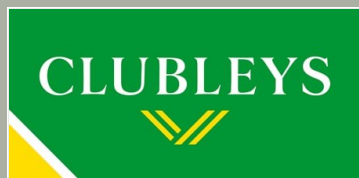
FREE VALUATIONS FOR SALE

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		84
(69-80)	C	70	
(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.