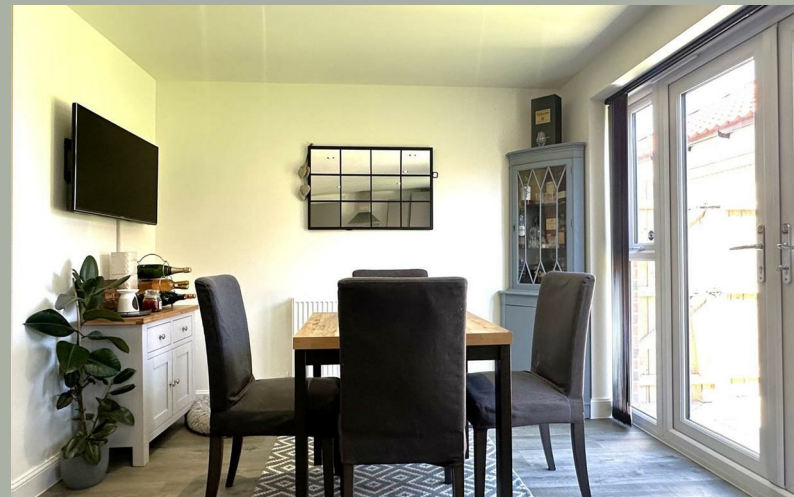


3, Mantis Drive,
Brough, Ings Lane, HU15 1SX
£300,000



This delightful house boasts a spacious layout with one reception room, perfect for entertaining guests or simply relaxing with your loved ones. With four good sized bedrooms, ensuite to master - there is ample space for a growing family or for those who enjoy having a home office or guest rooms.

The property features two bathrooms, ensuring convenience and comfort for all residents. Whether you prefer a quick shower in the morning or a relaxing bath in the evening, this house has you covered.

Situated in a desirable location, this property offers the perfect blend of family living and the convenience of being within easy reach of local amenities, schools, and transport links.

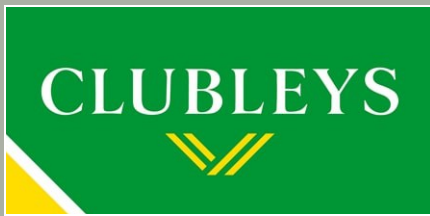
Don't miss out on the opportunity to make this house your own and create lasting memories in a place you can truly call home. Contact us today to arrange a viewing and take the first step towards owning this wonderful property on Mantis Drive.

East Riding of Yorkshire Council Tax Band - D
Tenure - Freehold
EPC rating - B



www.clubleys.com





Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door gives access to the entrance hall with stairs off to the first floor and recessed storage cupboard.

CLOAKROOM

Suite comprising of low level Wc and corner sink unit with part tiling to the walls.

LIVING ROOM

Spacious room to the front of the property with feature panelling to one wall.

OPEN PLAN DINING KITCHEN

Having a good range of modern wall and floor units with complimentary work surfaces and splashbacks incorporating sink unit, integrated oven, four ring hob with extractor over, integrated fridge freezer and dishwasher. extending to a large dining area with patio doors off into the rear garden.

UTILITY ROOM

With space for washing machine and tumble dryer.

LANDING

Recessed storage cupboard.

MASTER BEDROOM

Spacious room to the front of the property, door into...

ENSUITE

Suite comprising of low level WC, pedestal and basin and shower cubicle. Part tiling to the walls.

BEDROOM TWO

Double room to the front of the property.

BEDROOM THREE

Double room to the rear of the property.

BEDROOM FOUR

To the rear of the property.

FAMILY BATHROOM

Modern suite comprising of low level Wc, panelled bath and pedestal hand basin. Part tiling to the walls.

OUTSIDE

The front of the property is laid mainly to lawn with a

side driveway leading to the detached garage. The rear garden is laid mainly to lawn with a good sized paved patio area.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

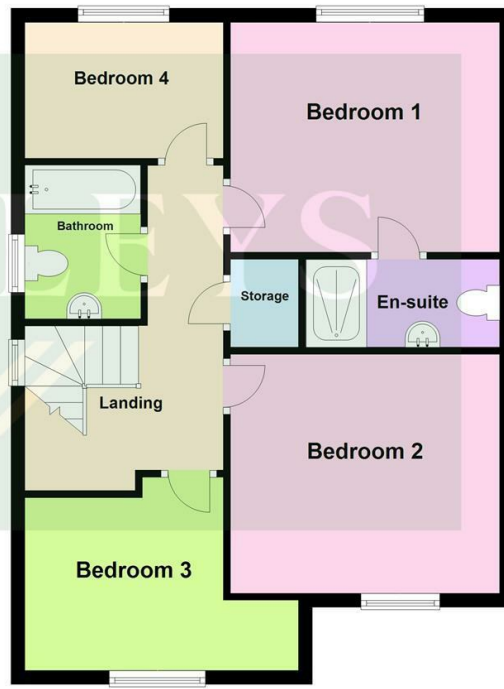
No appliances have been tested by the agents.



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

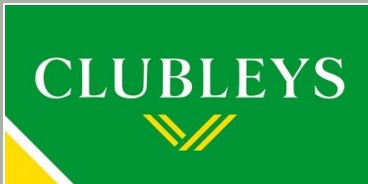
FREE VALUATIONS FOR SALE

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.



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			94
(81-91) B		84	
(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	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.