

9, Barberry Court,  
Brough, HU15 1SW  
£255,000

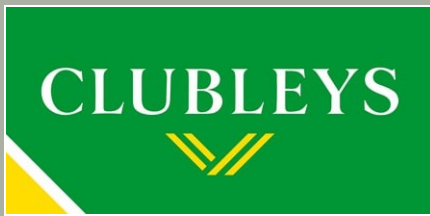


A well-presented three-bed detached property situated in a cul-de-sac location, close to all local amenities and schools.

The accommodation briefly comprises an entrance hall, cloakroom, living room, dining room, and refurbished kitchen on the ground floor. On the first floor, there are three bedrooms, with the master having an ensuite shower room and a family bathroom.

There is a low-maintenance garden to the rear, leading to the driveway and a single detached garage.

East Riding of Yorkshire Council band - D  
Tenure - Freehold  
EPC rating - C



Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALLWAY

Front door leading in. Radiator, New vinyl flooring and coved ceiling. Stairs off.

#### CLOAKROOM

Low level wc, vanity hand basin, radiator, partially tiled walls and extractor.

#### LIVING ROOM

5.41m x 3.32m (17'8" x 10'10")  
TV and telephone points, coved ceiling and double opening patio doors.

#### DINING ROOM

3.39m x 2.02m (11'1" x 6'7")  
Bay window, coved ceiling and radiator.

#### KITCHEN

4.74m x 3.39m (15'6" x 11'1")  
Refurbished wall and floor units with complementary dark work surfaces and tiled splash backs incorporating stainless steel sink unit, integrated electric oven, four ring gas hob with concealed extractor hood over. Space for dishwasher, washing machine and fridge. Combination wall mounted central heating boiler. Under stairs cupboard. Back door to garden.

#### FIRST FLOOR

#### LANDING

Hatch to loft. Radiator. New carpet.

#### BEDROOM ONE

4.69m x 3.30m (15'4" x 10'9")  
Tv and telephone points. Radiator.

#### ENSUITE SHOWER ROOM

Low level wc , vanity hand basin, cubicle shower mains fed, partially tiled walls, extractor fan, radiator, shaving socket.

#### BEDROOM TWO

4.19 x 3.38m (13'8" x 11'1")  
Tv point, recessed cupboard housing hot water cylinder. Radiator.

#### BEDROOM THREE

#### FAMILY BATHROOM

White suite comprising vanity hand basin, low level WC and panelled bath with shower tap attachment, partially tiled walls. Radiator and shaver point.

#### OUTSIDE

#### GARDENS

To the rear the garden is predominantly blocked paved for easy maintenance. There is a side gate leading to side driveway and single detached garage.

To the front and side of the property are mature shrubs borders embedded in raised lawns and a paved pathway leading to front door entrance.

#### SINGLE GARAGE AND PARKING

Up and over door.

#### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.







Total area: approx. 99.6 sq. metres (1071.8 sq. feet)

#### 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

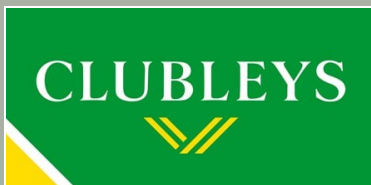
#### FREE VALUATIONS FOR SALE

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		72	85
(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.