

31, Munstead Way,
Brough, HU15 1FN
£160,000



Nestled in the charming Munstead Way, Brough, this delightful house is the epitome of an ideal first home! With a modern and stylish design, this property boasts two double bedrooms, a sleek bathroom, and a spacious open plan living and dining area. The contemporary fitted kitchen with integrated appliances is perfect for whipping up culinary delights.

One of the highlights of this property is the private allocated parking adjoining, making it convenient for those who value ease of access. The enclosed rear garden offers a lovely retreat with a lawned area and a separate paved patio, ideal for relaxing or entertaining guests.

Whether you're looking for a lock-up-and-go lifestyle or a cozy haven to call your own, this modern townhouse on Munstead Way ticks all the boxes. Don't miss the chance to make this charming property your new home sweet home - View today!

East Riding Of Yorkshire Council Tax Band: B

EPC Rating: C

Tenure: Freehold



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ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door leading into the hall, window to the front elevation, with staircase off to the first floor. Door leading into...

OPEN PLAN LIVING/DINING KITCHEN AREA

5.98 max x 4.41 max (19'7" max x 14'5" max)
Spacious light & airy living/dining space. Provides a range of modern base, floor & wall units with complimentary work surfaces & tiled splash backs. Contemporary built in appliances to include oven with stainless steel panel splash back, gas hob, concealed extractor hood and washing machine, one and half bowl stainless steel sink unit. Spot lighting, ash grey laminate flooring, wall mounted unit housing gas central heating boiler, window to front aspect with radiator under. Storage cupboard understairs, door leading into...

CLOAKROOM/WC

1.66m x 0.92m (5'5" x 3'0")
Two piece white suite comprising: low flush WC, white gloss unit housing ceramic bowl wash hand basin, contemporary matt black sanitary fittings, window and radiator.

FIRST FLOOR

LANDING

access to roof void/loft.

MASTER BEDROOM

2.79 max x 5.73 max (9'1" max x 18'9" max)
Stylish double bedroom with a range of built in sliding mirrored wardrobes, two windows to front aspect (one with radiator under), power points & door with access to storage cupboard.

BEDROOM TWO

3.05 max x 3.55 (10'0" max x 11'7")
Window to rear aspect. Door with access of onto landing area.

BATHROOM

1.61 x 2.03 (5'3" x 6'7")
Comprising white three piece suite. Panelled bath with shower over & screen, low flush WC, pedestal wash hand basin, radiator and window to rear aspect.

OUTSIDE

FRONT ELEVATION

Gravelled for ease of maintenance, with part boundary hedging, steps leading to the front entrance, access to a side lawned area with drive way/allocated parking space.

REAR GARDEN

Fully enclosed & predominantly laid to lawn, a paved patio area gives a welcoming space to relax. Side access to a paved driveway with allocated parking for one vehicle. Garden shed.

ADDITIONAL INFORMATION

SERVICES

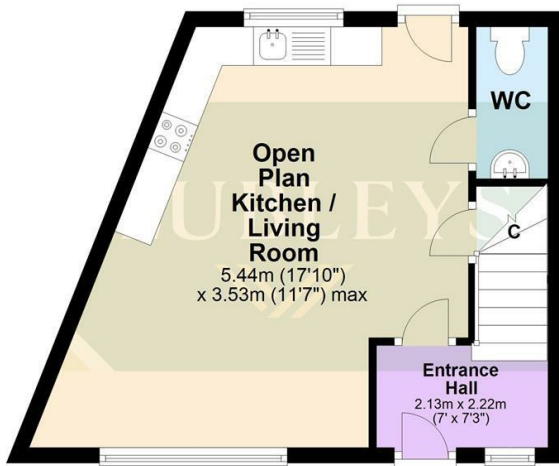
Mains water, drainage electricity and gas are connected to the property.

APPLIANCES

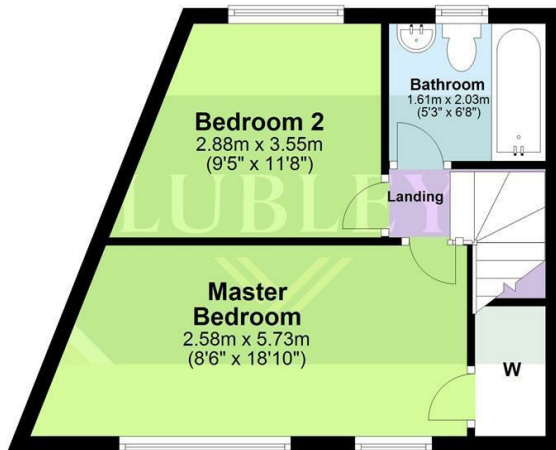
None of the appliances have been tested by the agents.



Ground Floor



First Floor



Total area: approx. 60.0 sq. metres (645.9 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

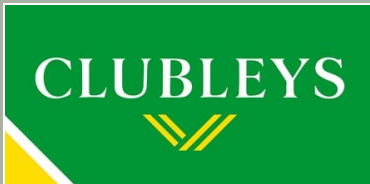
FREE VALUATIONS FOR SALE

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			89
(81-91) B		77	
(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.