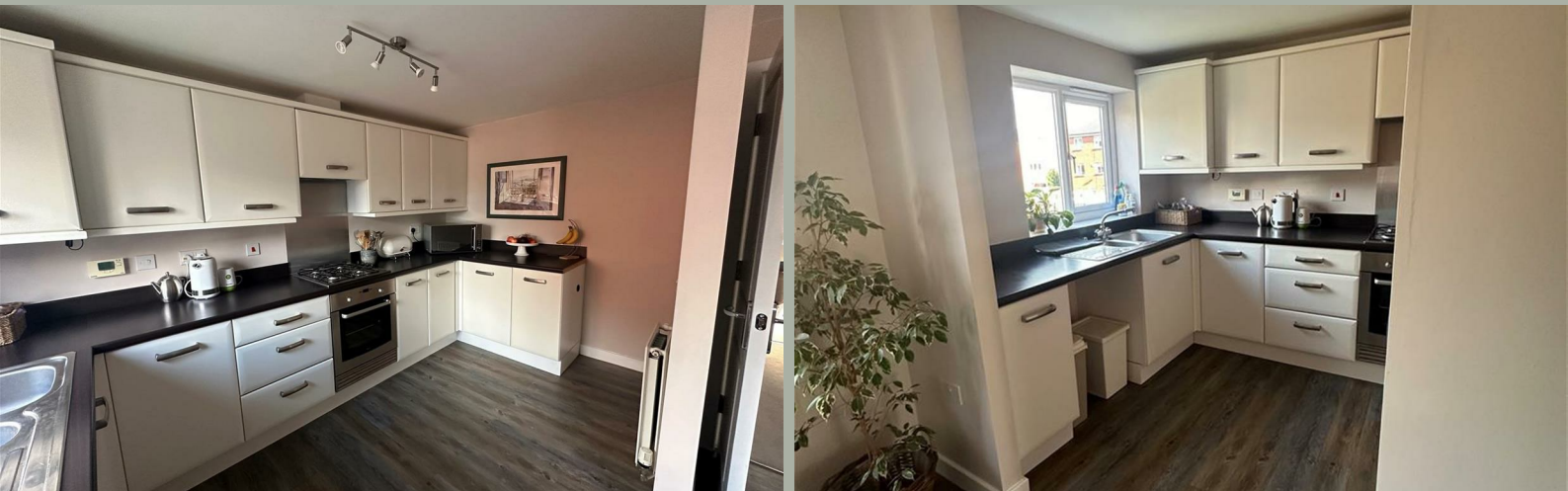


2, Constable Way,
Brough, HU15 1GQ
Chain Free £255,000



This deceptively spacious and well presented home has all that modern living has to offer. Arranged over three floors and in excellent condition the accommodation briefly comprises entrance hall, downstairs shower room, family room/bedroom two and utility room. To the first floor there is a spacious living room and dining kitchen. The second floor has the master bedroom with en suite and walk in wardrobe, two further bedrooms and family bathroom. There are front and rear gardens and a single garage situated to the rear.

Tenure - Freehold
Council Tax Band- D
EPC Rating - C



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door leading in. Cupboard housing hot water cylinder. Storage cupboard. Stairs off to first floor.

UTILITY ROOM

1.80 x 1.61 (5'11" x 5'3")
White floor units and space for washing machine. Extractor. Vinyl flooring.

BEDROOM TWO/FAMILY ROOM

3.66 x 3.00 (12'0" x 9'10")
Double doors to garden.

SHOWER ROOM

2.49 x 1.18 (8'2" x 3'10")
Suite comprising low level wc, pedestal hand basin and large shower cubicle with mains fed shower. Extractor. Partially tiled walls. Vinyl flooring. Shaver point.

FIRST FLOOR

LANDING

Stairs to second floor.

LIVING ROOM

4.91 x 3.96 (16'1" x 13'0")
Juliette balcony. Television and telephone points.

BATHROOM

2.24 x 1.28 (7'4" x 4'2")
White suite comprising low level wc, pedestal hand basin and panelled bath. Extractor. Partially tiled walls. Vinyl flooring.

KITCHEN/DINER

4.01 x 2.24 (13'2" x 7'4")
Range of wall and floor units with complementary work surfaces incorporating stainless steel electric oven, 4 ring hob and stainless steel splash back and extractor above. Space for fridge/ freezer and dishwasher. Stainless steel sink unit. Vinyl flooring.

DINING AREA

3.06 x 2.58 (10'0" x 8'6")
Vinyl flooring.

SECOND FLOOR

LANDING.

Hatch to loft.

BEDROOM ONE

3.98 x 3.16 (13'1" x 10'4")
Television point.

DRESSING AREA

1.67 x 1.37 (5'6" x 4'6")
Currently used as office space.

EN SUITE

1.86 x 1.64 (6'1" x 5'5")
Suite comprising low level wc, pedestal hand basin and corner shower cubicle with mains fed shower. Partially tiled walls. Extractor. Vinyl flooring.

BEDROOM THREE

3.09 x 2.55 (10'2" x 8'4")
Door to family bathroom.

BEDROOM FOUR

3.09 x 2.55 (10'2" x 8'4")
To the rear.

BATHROOM

2.21 x 2.00 (7'3" x 6'7")
White suite comprising low level wc, pedestal hand basin and panelled bath with shower tap attachment. Partially tiled walls. Vinyl flooring. Extractor.

OUTSIDE

Wall enclosed sunny garden with raised decked sun terrace, raised lawn area and gravelled patio. Access to side.

GARAGE

Up and over door. Power and light.

OUTSIDE

To the front there is a small lawn area and mature shrubs. Parking leading to single integral garage. Laid mainly to lawn at the rear with decorative large timber decked area.

ADDITIONAL INFORMATION

External photos from previous listing.

SERVICES

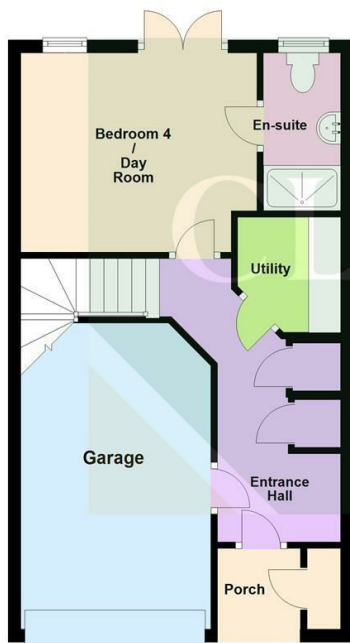
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

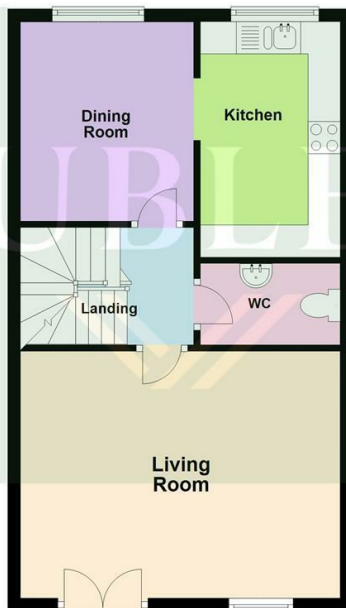
No appliances have been tested by the agent.



Ground Floor



First Floor



Second 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

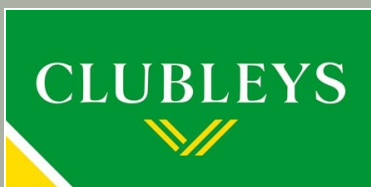
FREE VALUATIONS FOR SALE

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		78	87
(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.