



51, Randsfield Avenue,
Brough, HU15 1BE
£195,000

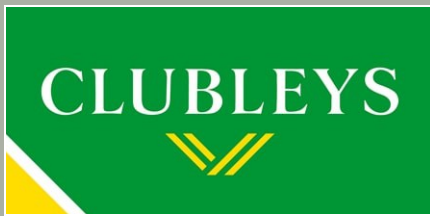


Situated in a cul-de-sac within a popular central village location with convenient access to a wide range of local amenities, this three-bedroom semi-detached property is in good condition and has been well maintained throughout the years.

The accommodation comprises an entrance hall, a spacious living/dining room, a kitchen to the ground floor, the first floor has three bedrooms and a bathroom.

The property sits on a good-sized plot with a good sized front and rear garden and offers plenty of parking, including a driveway leading to a single garage.

East Riding of Yorkshire Council - Tax Band - C
Tenure - Freehold
EPC Rating - D



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door into entrance hall with stairs to first floor. Under stairs recessed storage cupboard.

LIVING/DINING ROOM

3.50 x 7.32 x 2.74 (11'5" x 24'0" x 8'11")

Spacious dual aspect room with feature fireplace having wooden surround, marble effect inset and hearth housing coal effect fire. Tv point and coving to the ceiling. patio doors lead out into the rear garden.

KITCHEN

2.74 x 2.85 (8'11" x 9'4")

Range of wall and floor units with complimentary work surfaces incorporating and sink unit, integrated oven, four ring electric hob with extractor over and space for fridge. Recessed cupboard with plumbing for washing machine. Back door off.

FIRST FLOOR

LANDING

Hatch to loft space.

MASTER BEDROOM

3.05 x 3.85 (10'0" x 12'7")

Good sized double to the front of the property. Dado rail.

BEDROOM TWO

3.38 x 3.24 (11'1" x 10'7")

Double room to the rear of the property.

BEDROOM THREE

To the front of the property.

BATHROOM

Suite comprising of low level Wc, pedestal hand basin and panelled bath with shower over. Part tiling to the walls, vinyl flooring and extractor fan.

OUTSIDE

To the front of the property wrought iron gates give access to the long driveway with a large area to the front laid to stone for ease of maintenance leading to a single garage with up and over door, power, light and personnel door. Side gate gives access to the rear garden having been laid to paving stone. Rear shed.

ADDITIONAL INFORMATION

SERVICES

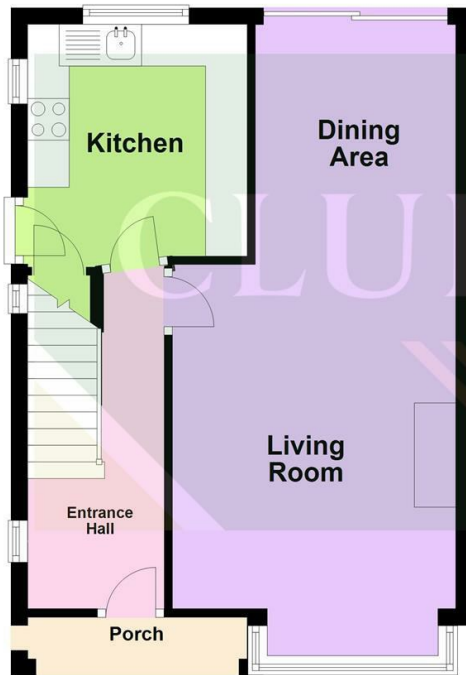
Mains, gas, and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agent.



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

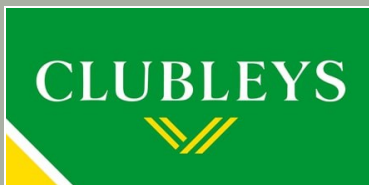
FREE VALUATIONS FOR SALE

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		82
(81-91) B		
(69-80) C	66	
(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.