

102, Blackburn Avenue,
Brough, HU15 1ER
£160,000



Situated in a popular residential area, this property features a recently updated kitchen and bathroom, along with the added benefits of courtyard parking and a garage.

The layout includes an entrance hall, kitchen, living room, two bedrooms, and a bathroom. To the rear, there's a private, enclosed garden offering a great level of seclusion.

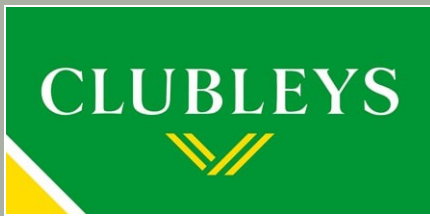
East Riding of Yorkshire Council tax band - B
Tenure - Freehold
EPC rating - C

VIEWING RECOMMENDED.



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This home is ideal for first-time buyers or an attractive option for investors.

THE ACCOMMODATION COMPRISES;-

GROUND FLOOR

ENTRANCE HALL

Front door leading into the hall with coved ceiling.

KITCHEN

2.56 x 2.41 (8'4" x 7'10")

Fitted with a range of base, wall and floor units in light oak, larder unit, built in electric oven, gas hob and electric extractor hood. Stainless steel single drainer sink unit with mixer tap, plumbing for washing machine and space for fridge freezer. Light oak laminate flooring, coving, spot lights and window to the front elevation.

LIVING ROOM

4.74 x 3.59 (15'6" x 11'9")

A lovely room overlooking the rear garden with stairs leading up to the first floor and an understairs storage area. Television and telephone points. Dado rail and ceiling coving. Door to the garden.

FIRST FLOOR

LANDING

BEDROOM ONE

3.64 x 3.58 (11'11" x 11'8")

Good size double bedroom with over stairs cupboard and additional built in wardrobes. With window to the rear elevation.

BEDROOM TWO

3.69 x 1.73 (12'1" x 5'8")

To the front elevation.

BATHROOM

2.68 x 1.75 (8'9" x 5'8")

White three piece suite comprising low level wc, built in cupboard housing white ceramic sink with chrome mixer tap. Panelled bath with mains fed shower over & glass screen. Wet wall panels in grey marble effect, light grey ladder radiator, light oak laminate flooring, extractor. Built in airing cupboard containing.

EXTERNAL

The easily maintained garden to the front has paving

pathway leading to the property and laid to lawn. To the rear is an enclosed garden which offers a good degree of privacy and has been delightfully designed with a paved patio area and lawn having shrub borders.

Courtyard parking and garage.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

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Ground Floor



First Floor



Total area: approx. 46.3 sq. metres (498.1 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

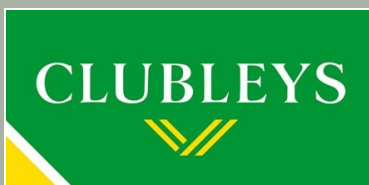
FREE VALUATIONS FOR SALE

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			90
(81-91) B		75	
(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.