

5, The Spinney,
Brough, Newport, HU15 2QZ
£220,000



The Spinney in Newport, Brough - a charming semi-detached family house that could be your next dream home! This lovely property boasts a fantastic extended breakfast kitchen, perfect for entertaining guests or simply relaxing with your loved ones. With 3 good size bedrooms, there's plenty of space for the whole family to unwind and recharge.

This house offers a tranquil retreat from the hustle and bustle of everyday life. The bathroom provides a comfortable space to pamper yourself after a long day, adding a touch of luxury to your daily routine.

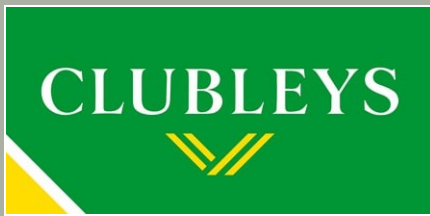
Don't miss out on the opportunity to make this house your own - come and experience the warmth and comfort that The Spinney has to offer. Book a viewing today and step into your future home!

Property Tenure - Freehold
Council Tax Band - B
Epc - Tbc



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Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door gives access into the entrance hall with stairs off to the first floor, tiled flooring and coving to the ceiling. Door gives access into..

LIVING ROOM

4.40m x 3.79m (14'5" x 12'5")

Spacious room with large feature bay window, coving to the ceiling and double doors give access to the..

BREAKFAST KITCHEN

6.11m x 4.52m (20'0" x 14'9")

Having been extended this spacious light and airy room offers contemporary modern family living, having an excellent range of light coloured units and drawers with complimentary work surfaces incorporating a breakfast bar with one and a half bowl sink unit, integrated dishwasher, microwave, double oven and five ring gas hob with feature stainless steel extractor over. Extending to a generous space with room for a sofa and dining table. Two velux windows to the ceiling and double patio doors lead into the rear garden.

FIRST FLOOR

LANDING

Hatch to the loft space.

BEDROOM ONE

3.84m x 2.88m (12'7" x 9'5")

Double room to the front of the property.

BEDROOM TWO

3.11m x 2.58m (10'2" x 8'5")

Double room to the rear of the property.

BEDROOM THREE

2.14m x 2.08m (7'0" x 6'9")

To the rear of the property.

FAMILY BATHROOM

2.80m x 1.91m (9'2" x 6'3")

An upgraded modern suite comprising of panelled bath, large walk in shower cubicle. vanity sink unit with storage under and low level wc, window. Tall ladder towel radiator, tiling to the walls and laminate flooring.

OUTSIDE

The front garden is laid mainly to lawn with a stone side driveway providing off street parking leading to a larger than average garage with up and over door, power and light, personnel door. Side access gate leads into the rear garden being mainly laid to lawn with a large paved patio adjacent to the property, timber fencing to the boundary line and paved pathway leading to the shed.

ADDITIONAL INFORMATION

SERVICES

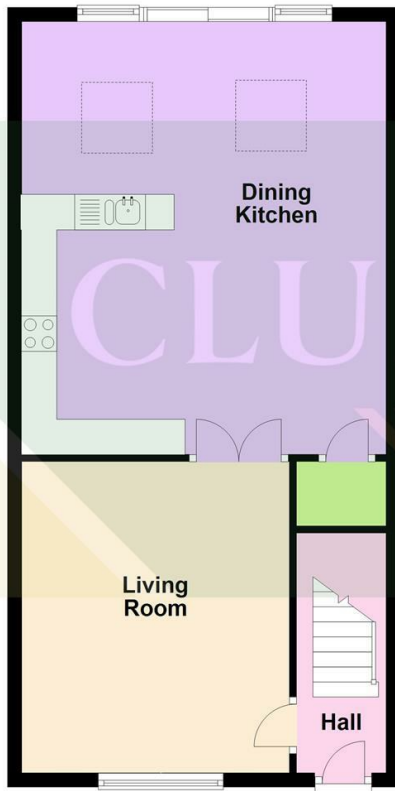
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

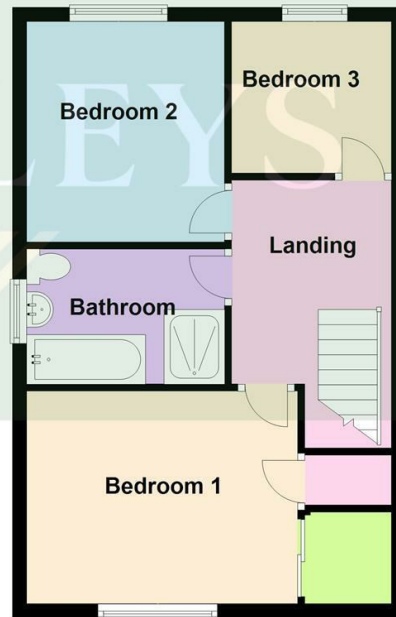
No appliances have been tested by the agent.



Ground Floor



First Floor



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

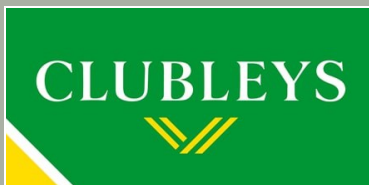
FREE VALUATIONS FOR SALE

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		74	86
(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.