



Situated in a popular established residential village and enjoying delightful open rear aspect over open countryside with the wolds beyond. This traditional semi detached house has gas central heating and double glazing. The accommodation briefly comprises entrance hall, wc, living room, kitchen, inner lobby and outhouse, three bedrooms and family bathroom. Outside there are gardens to the front and rear and driveway for off street parking.

Tenure - Freehold
Council Tax band - A
Epc - D



Tenure: Freehold
BAND:

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Upvc Front door leading in. Laminate flooring, coved ceiling, stairs leading off....

CLOAKROOM

Low level WC, Partially tiled walls and tiled floor.

LIVING/DINING ROOM

5.98m x 3.46m (19'7" x 11'4")

Part panelling to the walls and laminate flooring to the dining area. Coving to the ceiling and patio doors into the rear garden.

KITCHEN

4.31max x 2.57m (14'1"ax x 8'5")

Range of wall and floor units with complementary work surfaces, stainless steel sink unit, space for fridge freezer, washing machine and freestanding cooker. Under stairs cupboard, laminate flooring, coved ceiling, partially tiled walls. Door leading to inner lobby.

INNER LOBBY

With back door off.

WORKSHOP

1.84 x2.23m (6'0" x7'3")

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM ONE

4.14m max x 3.43m (13'6" max x 11'3")

Coved ceiling.

BEDROOM TWO

3.77m x 2.47m (12'4" x 8'1")

Part panelling to the walls and cupboard housing gas central heating boiler.

BEDROOM THREE

2.75m x 2.42m (9'0" x 7'11")

Part panelling to the walls and recessed over stairs storage cupboard.

FAMILY BATHROOM

White suite comprising of low level Wc, pedestal hand basin and panelled bath with shower over. Tiling to the walls and chrome ladder style radiator.

OUTSIDE

To the front of the property is a gated driveway providing off street parking and a lawned garden with raised flower beds. To the rear of the property the garden has a paved patio adjacent to the property, lawned area, rear corner patio with open aspect over looking fields.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

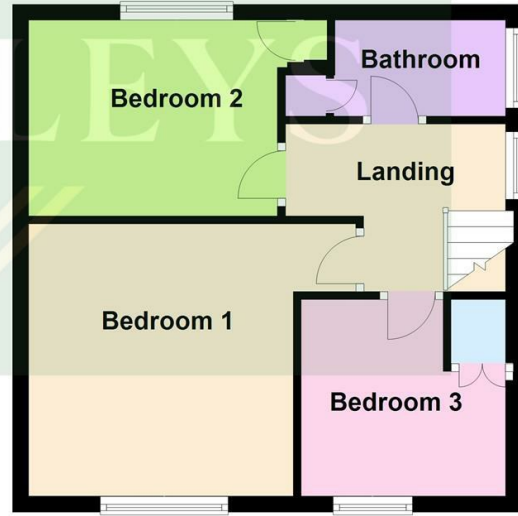
No appliances have been tested by the agents.



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

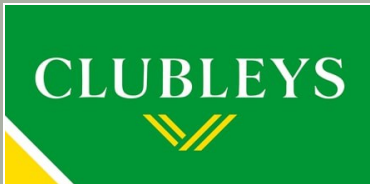
FREE VALUATIONS FOR SALE

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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		68	82
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.