

69, Randsfield Avenue,  
Brough, HU15 1BE

£215,000



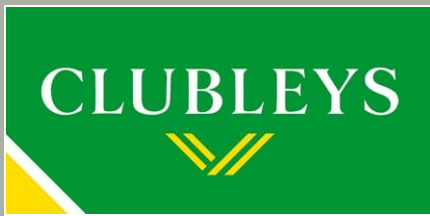
**\*\*VIEWING ESSENTIAL\*\*STUNNING FAMILY HOME WITH FABULOUS LANDSCAPED GARDEN\*\***This beautifully presented three-bedroom family home is in excellent condition both inside and out, having been meticulously upgraded by the current owners to a high standard. The property boasts a contemporary kitchen with sleek finishes and a convenient utility area portioned off from the garage. The lounge-diner offers a warm, inviting space, with easy flow into the dining area, perfect for both relaxation and entertaining. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. Outside, the rear garden is a stunning landscaped haven, sure to impress, while the front offers driveway parking. With modern decor throughout, this is a fabulous family home ready to move into and enjoy.

Tenure - Freehold  
Council Tax - C  
EPC - D



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Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

## ACCOMMODATION COMPRISES:

### GROUND FLOOR

#### COVERED ENTRANCE PORCH

Tiled with half glazed panel to side and composite entrance multi paned door into:

#### ENTRANCE HALL

Light oak laminate flooring, wall mounted coat hanging, understairs cupboard housing meters, ceiling light, power points and radiator.

#### LOUNGE

5.00 x 3.53 (16'4" x 11'6")

Light spacious room with window to front elevation, recessed ceiling spotlights, space for fire surround and electric log effect fire & hearth, and radiator.

#### DINING AREA

3.15 x 2.41 (10'4" x 7'10")

Spacious with light oak laminate flooring, radiator, french doors leading out to rear garden, ceiling light.

#### MODERN STYLE KITCHEN

3.15 x 2.95 (10'4" x 9'8")

Fitted with a modern range of 'shaker style' base, floor and wall units, contrasting 'wood effect' work surfaces and tiled splash back, integrated appliances to include ceramic hob, electric filter hood & built in electric oven. One and half bowl composite single drainer sink unit, space and plumbing for dishwasher, ladder radiator, ceiling light, under-stairs cupboard, window to rear aspect, ceiling light. Door off into:

#### UTILITY ROOM

5.15 x 2.32 (16'10" x 7'7")

Forming part of the original integral garage now partitioned to provide a spacious utility with a range of built in units housing white ceramic 'belfast sink' with mixer tap, contrasting work surfaces. Space & plumbing for washer, drier and fridge/freezer, laminate flooring, fixed hanging clothes airer from the ceiling. Separate w/c off with window to rear aspect. Door off into store, formerly the integral garage.

### FIRST FLOOR

#### LANDING

with access to loft space, window to side elevation, ceiling light.

#### BEDROOM ONE (NURSERY)

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

Built in storage cupboards, half decorative wall panelling, window to front elevation, laminate flooring, ceiling light and radiator.

#### BEDROOM TWO (MASTER)

3.36 x 3.08 (11'0" x 10'1")

Window to front aspect, ceiling light and radiator.

#### BEDROOM THREE

2.82 x 1.53 (9'3" x 5'0")

window to the front aspect, built in cupboard housing boiler, recess with hanging rail for clothes storage & covered curtain.

#### FAMILY BATHROOM

1.68 x 1.98 (5'6" x 6'5")

White suite, comprising: panelled bath, with mains fed shower over and shower curtain, low flush w/c, pedestal wash hand basin, towel ladder radiator, window to rear aspect, and vinyl flooring.

#### OUTSIDE

To the front of the property there is a gravelled pull on for parking with additional private side driveway & timber boundary fencing. To the rear there is a beautiful landscaped garden with a paved patio and raised seating area, boxed shrubs and plants with raised decorative gravelled flowers beds, timber boundary fencing to perimeters, outside water feed and timber cabin/shed with sliding doors, a great outdoor space for relaxation.

#### ADDITIONAL INFORMATION

##### SERVICES

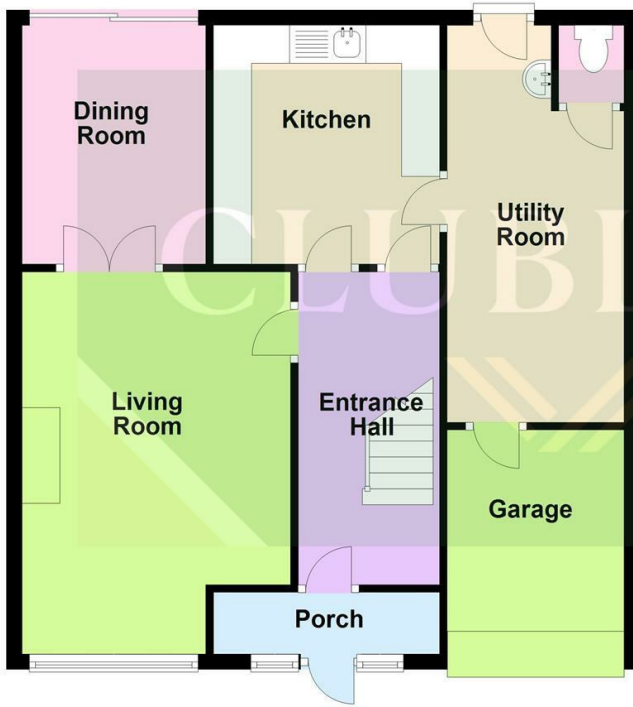
Mains water, electricity, drainage and gas are connected to the property.

##### APPLIANCES

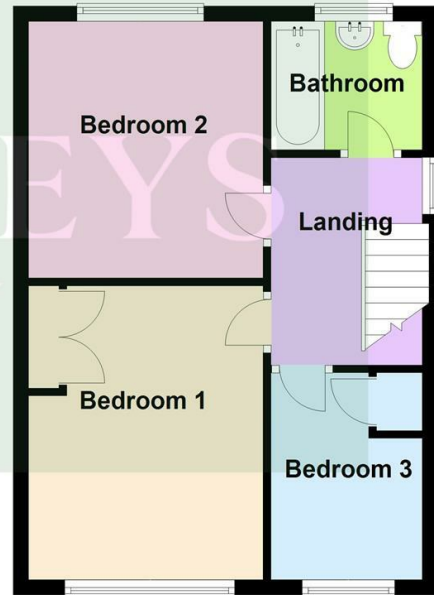
None of the appliances have been tested by the selling agents.



## 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

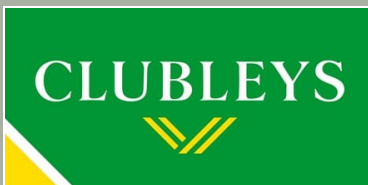
### FREE VALUATIONS FOR SALE

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			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(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.