

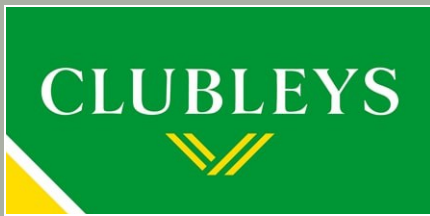


1, Garden Court,
Brough, Tremayne Avenue, HU15 1BF
£150,000



Overlooking the well tended communal gardens this delightful semi detached bungalow has been redecorated throughout and has brand new fitted carpets. Located in a central village position the bungalow is close to all local amenities. Briefly comprising of entrance hall, kitchen, living room, two bedrooms and a shower room with a lawed garden to the rear and an allocated parking space. Viewing could not be more highly recommended to appreciate the accommodation on offer.

Council Tax Band - B
Tenure - Freehold
EPC - Tbc



Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

3.44m x 2.12m (11'3" x 6'11")

Entrance porch gives access to the entrance door which leads into the hallway giving access to all rooms. Recessed storage cupboard.

KITCHEN

2.95m x 2.08m (9'8" x 6'9")

Range of wall and floor units with complimentary work surfaces and tiled splashbacks incorporating a stainless steel sink unit, space for washing machine, free standing cooker and fridge freezer. Wall mounted gas central heating boiler.

LIVING ROOM

5.27m x 3.34m (17'3" x 10'11")

Light and airy room with feature fireplace and bay type window.

BEDROOM ONE

3.97m x 2.73m (13'0" x 8'11")

Double room to the rear of the property with a range of fitted furniture.

BEDROOM TWO

2.76m x 2.68 (9'0" x 8'9")

Double room to the rear of the property.

SHOWER ROOM

2.13m x 1.66m (6'11" x 5'5")

Suite comprising of low level Wc, pedestal hand basin and shower cubicle with electric shower. Tiling to the walls and vinyl floor.

OUTSIDE

Accessed by a timber gate with timber fencing to the boundary line. Laid to lawn to the front and rear with a large paved area to the front entrance porch.

ADDITIONAL INFORMATION

PLEASE NOTE - the gardens either side of the property belong to the property, but the garden that looks on from the kitchen/lounge window is communal - there is VOLUNTARY payment of £10 per month (6 months of the year - usually during spring and summer) this payment is paid to the neighbour.

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.



Ground Floor

Approx. 51.7 sq. metres (556.9 sq. feet)



Total area: approx. 51.7 sq. metres (556.9 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

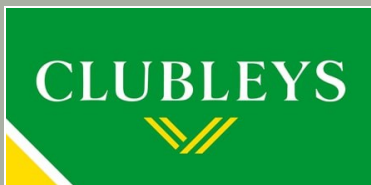
FREE VALUATIONS FOR SALE

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		89
(81-91) B		
(69-80) C	72	
(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.