



27, Hazel Court,
Brough, HU15 1TS
Guide Price £370,000



This double fronted detached family residence is superbly nestled within the corner of a cul de sac close proximity to local amenities and schools.

Deceptive in size, its generously proportioned interior encompasses an entrance hallway, convenient cloakroom, dining room, study, and spacious kitchen/family area with an attached sun/day room, and a practical utility room on the ground floor. On the first floor, you will find four bedrooms, two of which have their own en-suite facilities, as well as a family bathroom

Surrounded by well-maintained gardens, features a private driveway that leads to a separate double garage.

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



Tenure: Freehold
East Yorkshire Council
BAND: F

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Front door leading into the entrance hall with stairs off to the first floor with understairs storage cupboard, recessed cupboard, coving to the ceiling and tiling to the floor.

CLOAKROOM

Suite comprising of corner hand basin and low level Wc. Part tiling to the walls.

LIVING ROOM

3.551 x 5.196

Feature fireplace with coal effect fire, marble effect inset and hearth and light cream surround.

SUN ROOM

A good sized addition with electric radiator heating and light wood effect laminate flooring.

STUDY

3.544 x 2.227

To the front of the property with coving to the ceiling and telephone point.

DINING ROOM

4.215 x 2.741

To the front of the property with coving to the ceiling.

KITCHEN/DAY ROOM

6.668 max x 5.264 max

Having a good range of light wood wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, display cabinet, decorative cornices with spotlights, five ring gas hob with concealed extractor over and split level oven. Recessed spotlights to the ceiling, part tiling to walls and tiling to the floor. Further patio doors lead into the sun room.

UTILITY ROOM

Light wood effect wall and floor units with space for washing machine, tumble dryer and fridge freezer. Part tiling to the walls, tiling to the floor and recessed spotlights to the ceiling. Back door off into rear garden.

FIRST FLOOR

LANDING

MASTER BEDROOM

4.005 x 3.616

To the front of the property, the generous in size room has an archway that gives access into the..

ENSUITE SHOWER ROOM

Large double shower cubicle with electric shower, low level Wc, and pedestal hand basin. Part tiling to the walls, tiling to the floor and extractor fan.

DRESSING AREA

Incorporating three double wardrobes. Door into..

BEDROOM TWO

3.011 x 3.091

A double room to the front of the property.

BEDROOM THREE

3.637 x 3.014

To the front of the property with recessed double wardrobe.

BEDROOM FOUR

2.969 x 2.897

To the rear of the property with recessed double wardrobe.

FAMILY BATHROOM

Suite comprising of panelled bath, shower cubicle, low level Wc and pedestal hand basin. Part tiling to the walls and vinyl flooring.

OUTSIDE

DOUBLE GARAGE AND DRIVEWAY

Driveway with parking for at least two cars leading to the double garage with up and over doors, power and light. Personnel door into the rear garden.

FRONT GARDEN

Decorative planting at the head to the driveway. CCTV and alarm to the front of the property.

REAR GARDEN

Private rear garden laid mainly to lawn, paved patio area with timber fencing and mature shrubbery to the boundary line. There is garden shed adjoining the garage at the rear and side access gate.

ADDITIONAL INFORMATION

Please Note: Currently tenanted and photo's were taken pre-tenancy.

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

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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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

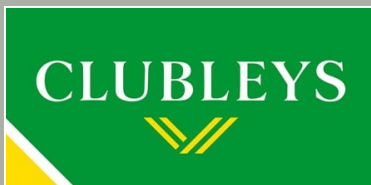
FREE VALUATIONS FOR SALE

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		82
(81-91) B		
(69-80) C	71	
(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.