



23, Airedale Drive,
Brough, HU15 1US
£289,995



Located in Airedale Drive, Brough in a lovely spot off a 'no through access road', this beautifully maintained detached house with space for a growing family. The Derwent built by Barratt Homes, offers a perfect blend of contemporary design and spacious living. Spanning approximately 893 sq ft, the property boasts an inviting layout that flows seamlessly from room to room.

Upon entering, you are greeted by a spacious reception room, fitted kitchen/diner which is designed with modern living in mind.

The property features three bedrooms, including a master bedroom with en suite, family bathroom equipped with a shower, and a convenient downstairs cloakroom which adds to the practicality of the home. Benefits from stylish fitted wooden shutters to all front windows.

Outside, the property has a good size rear garden, ideal for a growing family. An attached garage with a drive provides ample parking and storage options, enhancing the overall appeal of this lovely home.

This property is perfect for families or anyone seeking a comfortable and stylish living space in a desirable location. With its thoughtful design and excellent amenities, this house is a wonderful opportunity not to be missed. Viewing internally strongly advised to appreciate!

EPC: B



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

Half glazed entrance door into:

ENTRANCE LOBBY

with radiator, ceiling pendant light, alarm control box - with staircase off:

LOUNGE

5.21 x 3.08 (17'1" x 10'1")

Upvc windows into square bay overlooking front aspect with radiator under, pendant ceiling light, light oak style flooring throughout, understairs storage cupboard with additional radiator. Panelled door off into:

KITCHEN/DINING AREA

5.19 x 2.51 (17'0" x 8'2")

Modern fitted kitchen with a range of 'light grey gloss' base, floor and wall units with complimentary work surfaces & upstands housing single drainer stainless steel sink unit with mixer tap, four ring gas hob with glass splash back & electric filter hood above and electric oven beneath, integrated fridge freezer and dishwasher, 2 ceiling pendant lights and window overlooking the rear aspect and radiator.

DINING AREA

5.19 into kitchen x 3.34 into french doors (17'0" into kitchen x 10'11" into french doors)

With Upvc french doors off onto the rear garden and window. Door off into:

UTILITY ROOM

1.58 x 1.52 (5'2" x 4'11")

With base floor, and wall units in 'light grey gloss' with complimentary work surfaces, space for washing machine/tumble drier, Single panel radiator, electric extractor and window to rear aspect. Door off into:

CLOAKROOM

1.58 x 0.90 (5'2" x 2'11")

Comprising two piece cream suite with low flush w/c, corner pedestal wash hand basin with tiled splashback. Window overlooking the side aspect with radiator.

FIRST FLOOR

LANDING

Loft hatch, centre ceiling pendant light and radiator.

BEDROOM ONE (MASTER)

3.77 x 3.65 (12'4" x 11'11")

Large spacious double room with window to the front aspect with radiator under, centre ceiling pendant light, separate area housing a range of mirrored sliding wardrobes, window overlooking rear aspect and door leading into:

EN-SUITE

2.09 x 1.18 (6'10" x 3'10")

Modern white suite with low flush w/c, pedestal wash hand basin, tiled splashbacks, shower cubicle with sliding glazed screen and mains fed shower, window to side aspect, extractor, shaver point and ceiling spot light.

BEDROOM TWO

3.36 x 3.09 (11'0" x 10'1")

Good size double bedroom with window to the front aspect and radiator under, built in storage cupboard, centre ceiling light.

BEDROOM THREE

3.27 x 1.83 (10'8" x 6'0")

Window to rear aspect with radiator under, ceiling light.

BATHROOM

1.92 x 1.89 (6'3" x 6'2")

Modern three piece white suite - comprising: Low flush w/c, pedestal wash hand basin with chrome fittings, panelled bath with shower over and glazed shower screen, window to side aspect with radiator under, tiled to surrounds and light grey laminate style flooring.

OUTSIDE

To the rear there is a good sized garden area, mainly laid to lawn with half wall perimeter and timber boundary fencing. Paved patio area with steps down leading to the side access with timber access gate. and outside tap. To the front the property has a tarmac driveway leading to an attached garage with 'up n over' door, power and light. small lawned area with shrubs and plants.

ADDITIONAL INFORMATION

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

APPLIANCES

None of the appliances have been tested by the agent.

VIEWING BY APPOINTMENT VIA THE SELLING AGENT

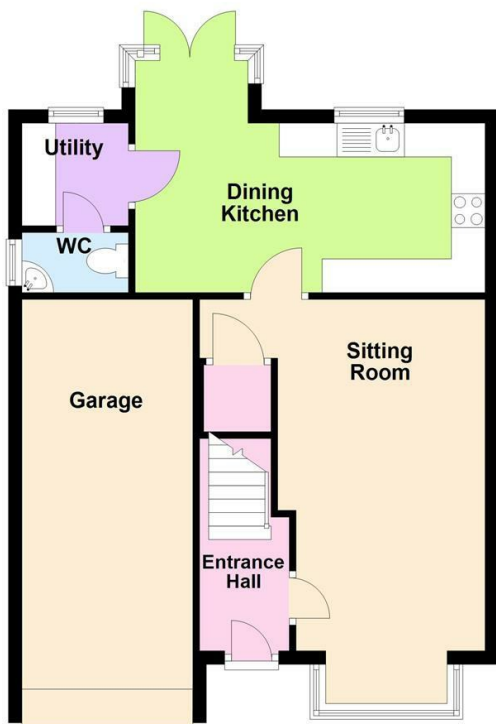
Clubleys: 01482 662211

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Estate Agents | Lettings Agents | Chartered Surveyors

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

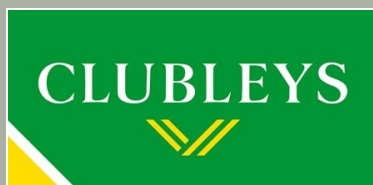
FREE VALUATIONS FOR SALE

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		94
(81-91) B	82	
(69-80) C		
(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.