

23, Airedale Drive,  
Brough, HU15 1US  
Offers In The Region Of £285,000



View your perfect home in a lovely spot off a 'no through access road' in the popular Brough.

A beautifully maintained detached house with space for a growing family. Spanning approximately 893 sq ft, the property boasts an inviting layout that flows seamlessly from room to room.

The property features three bedrooms, including a master bedroom with en suite, family bathroom equipped with a shower, and downstairs cloakroom. Benefits from stylish fitted wooden shutters to all front windows. Move into condition!

Outside, the property has an enclosed sizeable rear garden, an attached garage with additional drive way that 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 - Call us on: 01482 662211.

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 and 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 and 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 and upstands housing single drainer stainless steel sink unit with mixer tap, four ring gas hob with glass splash back and electric filter hood above with electric oven beneath, integrated fridge freezer and dishwasher. Two ceiling pendant lights, 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 with radiator under, built in storage cupboard and centre ceiling light.

#### BEDROOM THREE

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

Window to rear aspect with radiator under and 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

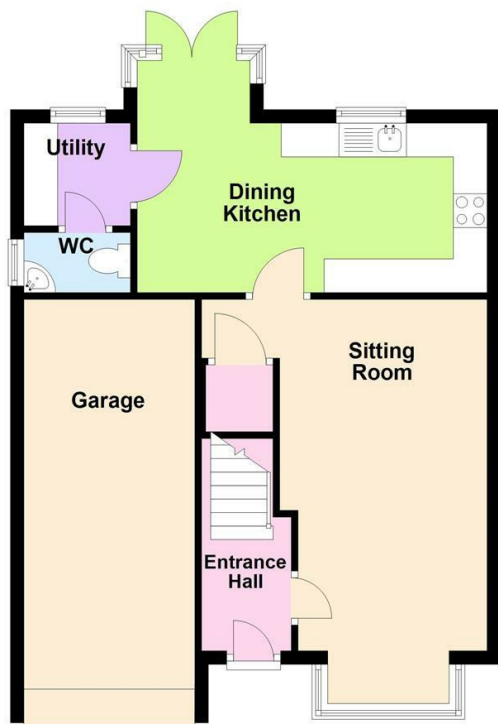


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## Ground Floor



## 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

### 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.

### MATERIAL INFORMATION

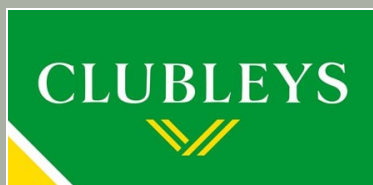
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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### 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](mailto: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

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.