



15, Hazel Court,  
Brough, HU15 1TS  
Guide Price £320,000



**\*\*Incentive of £10,000 payable towards the deposit\*\***

This stunning detached family home offers extended living accommodation. Tastefully presented throughout with unique features in particular the 'day room' with its stunning vaulted ceilings and exposed beams. The property has been significantly altered and upgraded to provide a seamless flow of living space and light throughout.

If you are looking for a home that is quite literally 'ready to move into' then look no further, this is the perfect home for you! A versatile space for growing families.

EPC Rating: C  
Council Tax Band: E

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Tenure: Freehold  
East Riding of Yorkshire Council  
BAND: E

## ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Composite entrance door leading into entrance hallway, with additional door off to the carport - staircase off to first floor landing area.

#### CLOAKROOM

Modern two piece suite comprising low flush wc, wash hand basin and tiled splashbacks.

#### DINING KITCHEN

4.19 x 3.20 (13'8" x 10'5")

With window to front aspect - this modern kitchen provides an array of 'shaker style' base, wall and floor units with contrasting 'quartz' work surfaces with complimentary splashbacks. Recessed composite sink unit and chrome mixer tap, a range of integrated appliances to include electric oven, ceramic hob with filter hood over, dishwasher and washing machine. Space for fridge freezer and ample space for a dining table and chairs. Tiled flooring and spotlights.

#### LIVING ROOM

4.78 x 5.82 (15'8" x 19'1")

Attractive spacious, light and airy lounge room via partially glazed entrance doors, with feature fireplace housing living flame gas fire, LVT flooring.

#### DAY ROOM

4.19 x 3.05 (13'8" x 10'0")

A beautiful feature of this property with its unique vaulted ceilings and exposed timber beams. Windows flow along the side aspect with the addition of french doors leading out to the welcoming rear garden space.

### FIRST FLOOR

#### LANDING

With built in cupboard

#### BEDROOM ONE

3.53 x 3.45 (11'6" x 11'3")

With window to rear elevation, a spacious room with decorative archway through into...

#### DRESSING ROOM

1.68 x 3.45 (5'6" x 11'3")

Space for a dressing/vanity table, with fitted wardrobes and window to the front elevation.

#### EN-SUITE

Contemporary three piece modern suite comprising: vanity wash hand basin housed within a storage unit, wc, corner shower cubicle with thermostatic 'water fall' shower, splashboard tiling and heated towel rail. Upvc window to front elevation, tiled flooring.

#### BEDROOM TWO

2.97 plus wardrobes x 3.53 (9'8" plus wardrobes x 11'6")

A spacious double room with a range of fitted wardrobes, LVT flooring and window to the front elevation.

#### BEDROOM THREE

2.87 plus recess x 3.38 (9'4" plus recess x 11'1")

Further double room with wardrobes and window to the rear elevation.

#### BEDROOM FOUR

3.68 x 2.34 (12'0" x 7'8")

Spacious 4th room with window to rear elevation.

#### FAMILY BATHROOM

Luxurious four piece suite comprising: wash hand basin, wc, corner shower enclosure with thermostatic shower and tiled inset, feature freestanding claw foot bath, half tiled to surrounds with heated towel rail.

### OUTSIDE

#### FRONT & REAR

To the front the area is mainly laid to lawn with perimeter hedging. A pathway leads from the driveway. To the rear is an attractive setting, landscaped with a westerly aspect - a particular feature is the sandstone patio area adjacent to the property with an artificial lawned area. Slate beds run along the boundary with timber fencing.

#### GARAGE & CARPORT

A driveway can be found to the front of the property and continues through into a useful carport addition which then further leads onto a separate detached garage. The current Vendor has changed the original gates to an electric remote controlled garage door which offers considerable privacy and security for the property, with light and power.

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

### 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.



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GROUND FLOOR  
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



#### 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

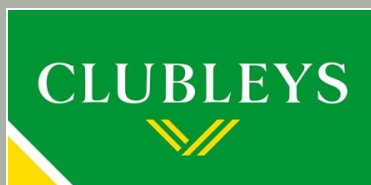
#### FREE VALUATIONS FOR SALE

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 (Holmeffield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffieldsolutions.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. Holmeffield 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		
(81-91) B		
(69-80) C	74	77
(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.