



10, Pickering Grange,
Brough, HU15 1GY
£235,000



Meticulously maintained, this beautiful 'mews' property boasts a delightful blend of modern comfort and inviting light & warmth.

Entering: To find the entrance hall that leads through to a cloakroom with w/c. The spacious living room/dining area offers a perfect setting for relaxation with it's bright, light feel, off to a well appointed fitted kitchen.

The first floor features two generously sized double bedrooms, a modern family bathroom is tastefully designed & practical. Ascending to the 2nd floor, you will discover a stunning master bedroom (en-suite) - This room is bathed in natural light, creating an airy and tranquil atmosphere.

Outside, the property boasts an enclosed rear garden that enjoys a sunny aspect.

This home truly offers a surprising amount of space and comfort, making it a perfect choice for families or professionals alike. Viewing is a must to appreciate the high standard of this property and all that it offers.

Council Tax Band: D
EPC: TBC



Tenure: Freehold
East Riding of Yorkshire
BAND: D

ENTRANCE HALL

Front entrance door gives access to the hallway with stairs to the first floor, recessed cupboard and wood effect flooring.

CLOAKROOM/WC

Suite comprising of low level wc and wall mounted wash hand basin. Extractor fan and wood effect flooring.

LIVING ROOM

5.34m x 4.73m (17'6" x 15'6")

A fantastic spacious room with wall mounted electric fire, feature bi fold doors give access to the rear garden bathed in sunlight, velux windows to the ceiling, tv and telephone point.

FITTED KITCHEN

4.12m x 2.77m (13'6" x 9'1")

Provides a good range of wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated double oven, six ring gas hob with stainless steel splashback and chimney extractor over. Space for washing machine, dishwasher and fridge freezer. Tile effect modern vinyl flooring. Cupboard housing gas central heating boiler.

FIRST FLOOR

LANDING

Door giving access to inner landing with stairs to the second floor.

BEDROOM TWO

4.70m x 3.52m (15'5" x 11'6")

Large double room to the rear of the property with recessed cupboard and fitted wardrobes comprising of one single and one double.

BEDROOM THREE

3.20m x 2.61m (10'5" x 8'6")

Double room to the front of the property.

FAMILY BATHROOM

2.60m max x 2.00m max (8'6" max x 6'6" max)

Modern suite comprising of low level wc, pedestal hand basin, panelled bath with hand held attachment, part tiling to the walls and contemporary designed vinyl flooring. Flush ceiling light and extractor fan.

SECOND FLOOR

MASTER BEDROOM

4.73m max x 4.60m max (15'6" max x 15'1" max)

A fantastic master suite offering spacious accommodation with feature panelled walls, a range of fitted wardrobes comprising of two doubles and a single, hatch to loft space. Door into..

EN SUITE SHOWER ROOM

2.29m x 1.55m (7'6" x 5'1")

Modern suite comprising of low level wc, pedestal wash hand basin and shower cubicle with waterfall shower and hand held attachment. Feature tiling to the walls, modern vinyl flooring, heated chrome towel radiator and velux window to the ceiling.

OUTSIDE

To the front of the property is a driveway providing ample off street parking with attractive stone and slate to the borders and a small lawned area. The rear garden is laid to artificial lawn for ease of maintenance with timber fencing to the boundary lines and side access gates giving access to the rear of the property.

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

All mains drains, water, gas and electricity are connected to the property.

APPLIANCES

None of the appliances have been tested by the agents.

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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

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

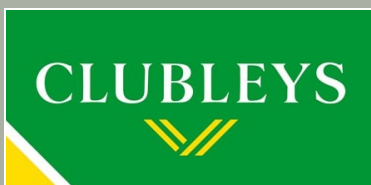
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 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		
(81-91) B		
(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.