



26, Blackburn Avenue,
Brough, HU15 1BD
Chain Free £250,000



MUST BE VIEWED - NO CHAIN Nestled in a cul-de-sac on Blackburn Avenue, Brough, this charming three-bedroom detached family house is a delightful find for those seeking comfort and convenience. The property is ideally situated close to a variety of local amenities, making it perfect for family living.

Upon entering, you are greeted by a welcoming entrance hall that leads to a well-appointed cloakroom. The ground floor boasts a spacious living room, dining room that provides an inviting space for a table and chairs. The kitchen is functional and fitted well.

As you ascend to the first floor, you will discover three good sized bedrooms. The master bedroom benefits from an en-suite shower room, providing added privacy and convenience. A family bathroom completes this level, ensuring ample facilities for all.

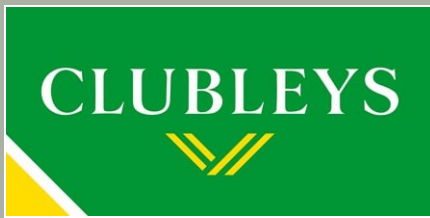
The exterior of the property is equally impressive, featuring a good-sized enclosed garden at the rear. The front garden adds to the property's curb appeal, while a driveway offers off-street parking and access to a single garage, providing additional storage or parking options.

Viewing is highly recommended to fully appreciate all that this property has to offer.

Council Tax Band - C

Tenure - Freehold

Epc - C



Tenure: Freehold
East Riding of Yorkshire Council
BAND: C

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough. Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Upvc front door gives access into the property, staircase leading to the first floor accommodation and coved ceiling.

CLOAKROOM

Low level WC and corner wash hand basin.

LIVING ROOM

3.81 x 3.25 (12'6" x 10'8")

A light and spacious room with bow window to the front elevation. Attractive fireplace housing electric pebble effect fire. Coved ceiling, TV and telephone point.

Double glazed panel doors lead through to ...

DINING ROOM

2.89 x 2.29 (9'6" x 7'6")

Coved ceiling, french patio doors give access to the rear and arch through to the Kitchen.

KITCHEN

2.67 x 2.19 (8'9" x 7'2")

Good range of wall and floor units with tiling between and complementary work surfaces incorporating sink unit, integrated electric oven, electric hob and concealed extractor fan. Plumbing for washing machine and dish washer. Vinyl flooring and coved ceiling.

FIRST FLOOR

LANDING

Hatch to loft space, which is partially boarded and fitted loft ladder.

BEDROOM ONE

2.89 x 2.70 ex w/d recess (9'6" x 8'10" ex w/d recess)

Range of fitted wardrobes, TV point and coved ceiling.

ENSUITE SHOWER ROOM

Suite comprising low level WC, pedestal hand basin and shower cubicle with mains fed shower. Shaver socket.

BEDROOM TWO

3.11 max x 2.64 max (10'2" max x 8'8" max)

"L" Shaped.

High level storage cupboard and coved ceiling.

BEDROOM THREE

2.99 x 1.99 (9'10" x 6'6")

Coved ceiling.

BATHROOM

Suite comprising low level WC, pedestal hand basin and panelled bath with shower tap attachment. Part tiling to walls and shaver socket.

OUTSIDE

GARAGE AND DRIVEWAY

A side driveway offers off street parking and access to the garage.

The single garage has a roller garage door, power and light.

FRONT AND REAR GARDENS

The front garden is mainly laid with attractive gravel for easy maintenance with a pathway leading to the front door. Shrub border to the front boundary.

A lovely asset to the property is the delightful rear garden with open views over Blackburn Leisure playing fields. A patio area adjoins the rear of the property with lawn beyond. Hedge and fencing to the perimeter,

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

APPLIANCES

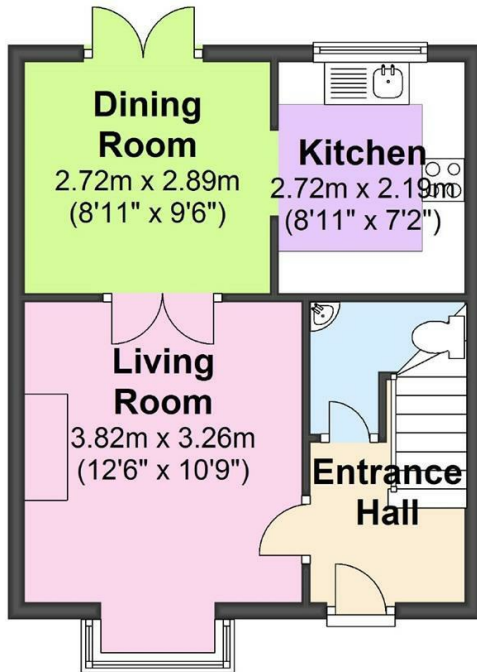
No appliances have been tested by the agent.

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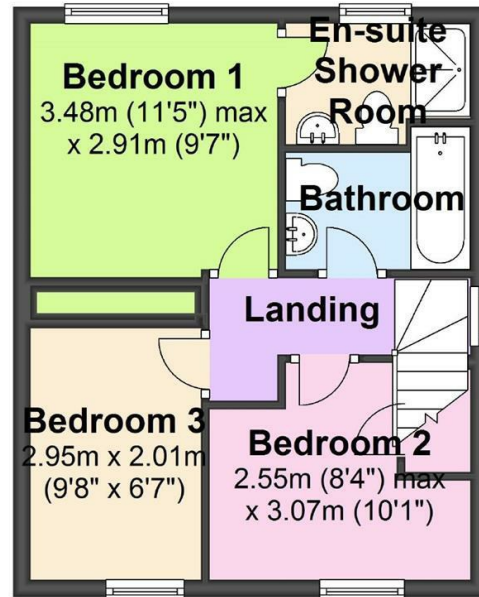


Estate Agents | Lettings Agents | Chartered Surveyors

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

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

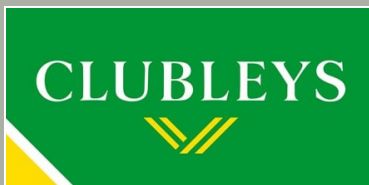
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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		
	73	81
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.