



23, Myrtle Way,  
Brough, HU15 1SR  
£186,000



This charming end-terrace house offers a perfect blend of comfort and convenience. Built in 2002, the property spans an approx: 861 square feet and is well-presented throughout, making it an ideal choice for families or first-time buyers.

Upon entering, you are welcomed by a spacious entrance hallway that leads to a bright and airy living room. The dining kitchen is a versatile space, providing ample room for a small dining table and chairs. A rear lobby and cloakroom add to the practicality of the ground floor.

The first floor boasts three well-proportioned bedrooms. A family bathroom completes this level, ensuring that all essential amenities are conveniently located. This property has a larger than average rear garden, which provides a wonderful outdoor space. Additionally, the side driveway offers ample off-street parking, a valuable asset in today's busy world.

With front and rear gardens enhancing the property's appeal as well as its location in a popular residential area ensures that you are close to local amenities, schools, and transport links, making it a fantastic opportunity for those looking to settle in a welcoming community.

Viewing highly recommended.



Tenure: Freehold  
East Riding of Yorkshire  
BAND: C

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Front entrance door gives access to the hallway with stairs to the first floor.

### LIVING ROOM

3.73m x 3.66m (12'2" x 12'0")

Good sized room to the front elevation. Recessed understairs cupboard.

### DINING KITCHEN

3.73m x 3.05m (12'2" x 10'0")

Having a good range of fitted wall and floor units with complimentary work surfaces incorporating a one and a half bowl sink unit, integrated oven, four ring gas hob with extractor over, space for fridge, freezer and washing machine. Space for dining table.

### REAR LOBBY

With rear door off into rear garden

### CLOAKROOM

Suite comprising of concealed Wc and vanity wash hand basin with storage under.

## FIRST FLOOR

### LANDING

Recessed airing cupboard and hatch to loft space.

### MASTER BEDROOM

3.38m x 2.79m (11'1" x 9'1")

Good sized double room to the rear elevation.

### BEDROOM TWO

3.48m x 2.77m (11'5" x 9'1")

Double room to the front elevation.

### BEDROOM THREE

2.24m x 1.96m (7'4" x 6'5")

To the rear elevation.

### FAMILY BATHROOM

Suite comprising of panelled bath with shower over, low level Wc and pedestal wash hand basin. Part tiling to the walls.

## OUTSIDE

To the front of the property is a lawned area with side driveway providing off street parking. The lovely sized rear garden is laid mainly to lawn with timber fencing to the boundary line.

## 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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#### 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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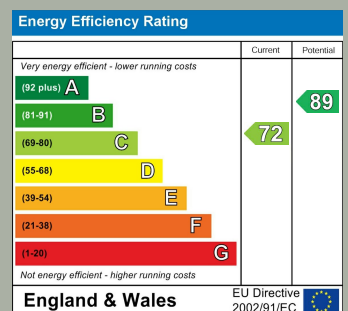
#### MORTGAGES

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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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.