

12, Lancaster Way,
Brough, HU15 1TZ
£269,950



ABOUT THE PROPERTY

****THIS PROPERTY TICKS ALL THE BOXES****

If you are looking for a versatile space for a growing family, this property has plenty to offer, with multifunction spaces to make your own, available over three floors. Boasting a wow factor kitchen with a range of integrated appliances and open plan dining/day room leading to a south facing garden. Four double bedrooms, two bathrooms, one being a master ensuite and a downstairs cloakroom. With private outside space to rear and driveway to Integral garage and parking to the front. An opportunity to acquire a property finished to this standard is a rare find in this ever popular location of Brough.

Council tax band - D

Tenure - Freehold

EPC - C







Tenure: Freehold
East Riding of Yorkshire Council
Band: D

THE ACCOMMODATION COMPRISES

Briefly comprising Entrance Hall, Cloakroom, Open Plan Day/Dining Room and Kitchen to the ground floor, with Living Room and FOUR DOUBLE BEDROOMS, En-suite to the Master and a Family Bathroom to the first and second floors. Outside, a driveway provides off street parking in front of an integrated single Garage.

GROUND FLOOR

ENTRANCE HALL

Spacious entrance hall with internal door to the garage. Staircase leading to the first floor accommodation, recessed cupboard and laminate flooring. Leading to...

CLOAKROOM

Modern two piece suite with low level WC and wash hand basin. Laminate flooring.

CONTEMPORARY DESIGNED KITCHEN

2.74 x 2.32 (9'0" x 7'7")

Dream designer kitchen with excellent range of wall base, and floor units with complimenting quartz worksurfaces and upstands, tiled splashbacks. Space for 'range cooker with extractor over. Integrated dishwasher and double integrated fridge and freezer, upright radiators x 2, downlights, laminate flooring. Cupboard housing combi boiler. Open plan leading to...

DAY/DINING AREA

3.69 max x 3.20 max (12'1" max x 10'6" max)

A delightful versatile room/family area with bifold door to the rear garden taking full advantage of the South facing aspect. Deep recessed cupboard and laminate flooring.

FIRST FLOOR

LANDING

With stairs leading to the second floor.

LIVING ROOM

4.98 max x 3.65 max (16'4" max x 12'0" max)

An elegant room of generous proportions.

MASTER BEDROOM

5.35 x 2.57 (17'7" x 8'5")

Featuring French doors with Juliette balcony.

ENSUITE

2.31 x 1.33 (7'7" x 4'4")

Comprising of low level WC, pedestal wash hand basin and shower cubicle. Half tiling to walls.

SECOND FLOOR

LANDING.

Recessed cupboard.

BEDROOM TWO

4.41 x 2.57 (14'6" x 8'5")

To the front elevation.

BEDROOM THREE

4.67 into w/d x 2.56 (15'4" into w/d x 8'5")

Range of fitted wardrobes

BEDROOM FOUR

3.20 x 2.35 (10'6" x 7'9")

With window to rear aspect.

FAMILY BATHROOM

2.35 x 2.27 (7'9" x 7'5")

Modern fully tiled white bathroom suite with panelled bath and shower over having dual shower heads. Pedestal wash hand basin and low level WC. Tiled floor and extractor fan.

OUTSIDE

DRIVEWAY & INTEGRAL GARAGE

A blocked paved driveway provides off street parking and access to the garage, with power and light, roller door and external fitted electric car power point. Plus plumbing for washer/dryer.

FRONT AND REAR GARDENS

The front garden has a paved pathway leading to the front door and outside storage. A side gate gives access to the rear which enjoys a lovely southerly aspect. Mainly laid to lawn with high timber fencing to the perimeter.

ADDITIONAL INFORMATION

SERVICES

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

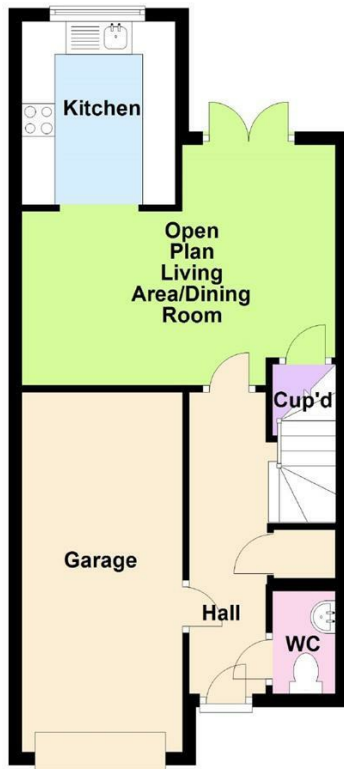
APPLIANCES

No appliances have been tested by the agent.



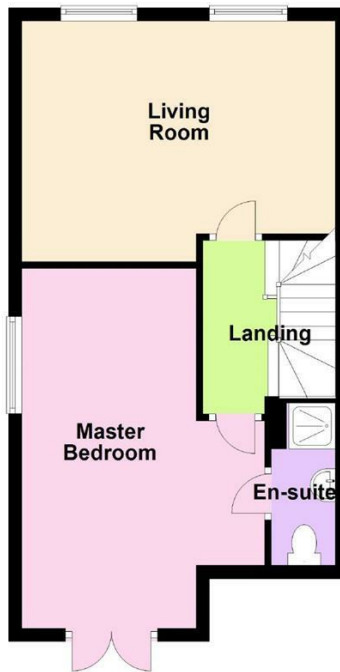
Ground Floor

Approx. 46.3 sq. metres (498.7 sq. feet)



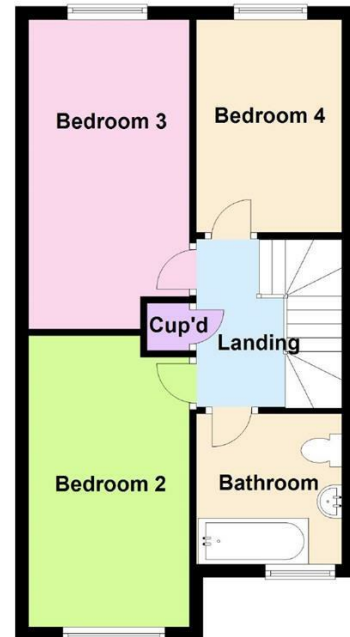
First Floor

Approx. 42.0 sq. metres (451.9 sq. feet)



Second Floor

Approx. 41.8 sq. metres (449.9 sq. feet)



Total area: approx. 130.1 sq. metres (1400.5 sq. feet)

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>

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.

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.

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.



1 Toft Court, Skillings Lane, Brough,
East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	70	
(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.