



6, Blenheim Avenue,
Brough, HU15 1WX
£280,000



**** PART EXCHANGE CONSIDERED OR £10,000 ALLOWANCE TOWARDS DEPOSIT**** This stunning detached property is presented to the highest standard throughout, with bags of style. The living room is inviting and calm with a log burner as its feature, leading to the breakfast kitchen, with utility room and cloakroom off. You are drawn to the most amazing rear garden with raised beds and mature borders and built in outdoor kitchen. Upstairs, the Master bedroom has an ensuite and dressing area. Two further good size bedrooms and main bathroom has walk in shower. The property has recently had solar panels installed which is a 5.1kw system. This Brough development is popular, with its close proximity to shops, train station and schools. Whilst giving stunning local scenery, the Yorkshire Wolds is a stones throw away and the benefit of easy access to the A63/M62. This property will be the envy of anyone who walks through the door, seeing is believing.

Tenure - Freehold
Council tax Band - D
EPC - B



Tenure: Freehold
East Riding of Yorkshire Council
BAND: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Front entrance door gives access to the hallway with stairs off to the first floor and modern laminate flooring.

LIVING ROOM

5.21m x 4.01m (17'1" x 13'1")

Superbly presented room with log burning stove on a slate hearth and feature tile to the wall behind. Recessed storage cupboard, modern laminate flooring and door into..

DINING KITCHEN

5.20m x 3.34m (17'0" x 10'11")

Having a good range of light grey gloss wall and floor units with complimentary work surfaces incorporating a stainless steel sink unit, upgraded four ring gas hob with chimney extractor over, integrated dishwasher and fridge freezer. Extending to a spacious dining area with patio doors opening into the rear garden. Modern laminate flooring, recessed spotlights and door into..

UTILITY ROOM

Space for washing machine and tumble dryer, with work surface over and wall mounted units. Laminate flooring, recessed spotlights. Door into..

CLOAKROOM

Suite comprising of low level Wc and corner pedestal hand basin. Laminate flooring.

FIRST FLOOR

LANDING

MASTER BEDROOM

3.66m x 2.77m (12'0" x 9'1")

A fantastic master suite to the front of the property opening into the..

DRESSING AREA

High gloss/mirrored wardrobes with sliding doors. Recessed spotlights and door into..

EN SUITE

Suite comprising of low level Wc, pedestal hand basin and large shower cubicle with waterfall shower and hand held attachment. Recessed spotlights, extractor fan, wall mounted chrome towel radiator, vinyl flooring and decorative tiling to the walls.

BEDROOM TWO

3.56m x 3.07m (11'8" x 10'0")

Double room to the front with double recessed wardrobe.

BEDROOM THREE

3.28m x 1.97m (10'9" x 6'5")

To the rear of the property.

FAMILY SHOWER ROOM

Upgraded modern shower room with extra large walk in shower with waterfall shower and hand held attachment, low level Wc and pedestal hand basin. Modern tile to the walls, recessed spotlights, extractor fan and vinyl flooring.

OUTSIDE

To the front of the property is a lawned area with timber enclosed border and decorative planting. Side driveway provides parking for two cars leading to the garage which has electric up and over doors, power and light. Side access gate into the fantastic rear garden having a generous paved area adjacent to the property, decorative slate and stone area leading to a raised timber deck, enclosed by a timber border filled with generous planting. The outside has an additional three electrical outside sockets.

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.

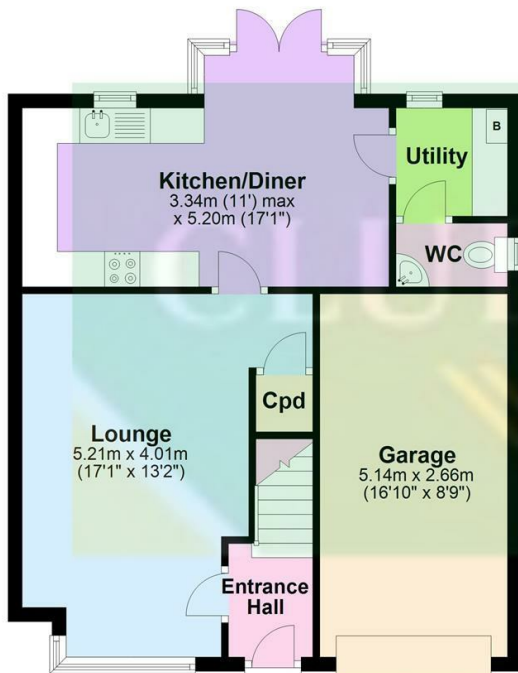
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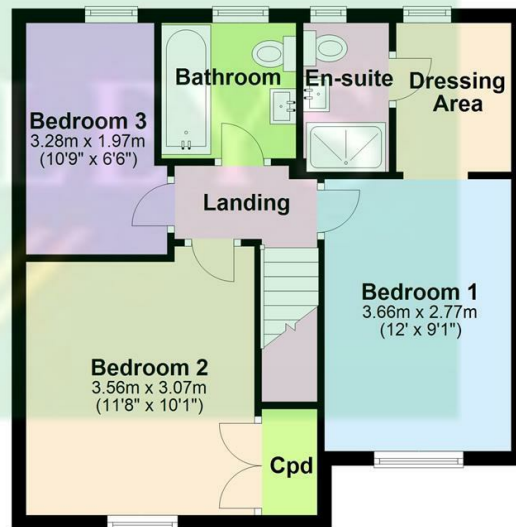
Ground Floor

Approx. 54.6 sq. metres (587.2 sq. feet)



First Floor

Approx. 45.2 sq. metres (487.0 sq. feet)



Total area: approx. 99.8 sq. metres (1074.2 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

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

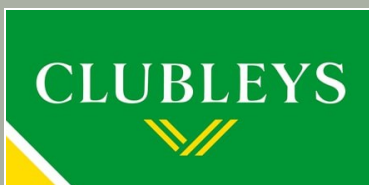
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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (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		94
(81-91) B	83	
(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.