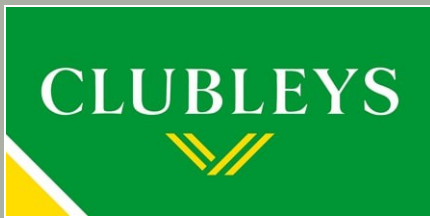




A much loved three bedroom semi-detached home tucked away in a delightful cul-de-sac. Enjoyed by the current owners for many years, this property offers both comfort and potential, making it an ideal choice for families.

The home benefits from a side driveway with off street parking and garage, along with a private rear garden. Inside, the accommodation briefly comprises a side entrance hall, a spacious dining kitchen, and a welcoming lounge with a feature fireplace. Upstairs, there are three bedrooms, including a well proportioned master, plus a modern bathroom.

This property is ready to move into yet provides the perfect blank canvas for buyers to put their own stamp on. With its peaceful location and family friendly layout, early viewing is strongly recommended.



Tenure: Freehold
EAST RIDING OF YORKSHIRE
BAND: C

ACCOMMODATION COMPRISES

ENTRANCE PORCH

Covered entrance porch, with glazed entrance door and ceiling coving.

LIVING ROOM

4.07m x 5.26m

Window to front elevation. Feature fireplace with wooden surround, marble effect inset and hearth and coal effect fire. Open plan staircase to first floor, with understairs storage cupboard.

DINING KITCHEN

4.06 x 2.87 (13'3" x 9'4")

Range of wall and floor units having complimentary work surfaces incorporating stainless steel sink unit with mixer tap. Tiled splash backs and laminate flooring. Sliding patio doors off the dining area providing access to the rear garden and patio area.

FIRST FLOOR

LANDING

1.86 x 2.58 (6'1" x 8'5")

Hatch to loft space.

BEDROOM ONE

4.09 x 2.64 (13'5" x 8'7")

Front elevation with over stairs storage cupboard.

BEDROOM TWO

2.11 x 3.39 (6'11" x 11'1")

To rear elevation. Coving.

BEDROOM THREE

1.88 x 2.5 (6'2" x 8'2")

To rear elevation with built in storage drawers and hanging space.

BATHROOM

2.11 x 1.69 (6'11" x 5'6")

Modern three piece suite, comprising of "P" shaped panelled bath, with mixer taps, thermostatic shower, waterfall shower head and hand held attachment. Vanity sink unit and concealed WC. Extractor fan, recess spotlights and towel ladder style radiator.

OUTSIDE

To the front of the property is a lawned area with established shrubbery. Side driveway providing off

street parking and leading to garage with up and over door, power and light. The rear garden has a paved patio adjacent to the property, lawn with decorative seating area. Timber fencing to boundary and outside tap.

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>

SERVICES

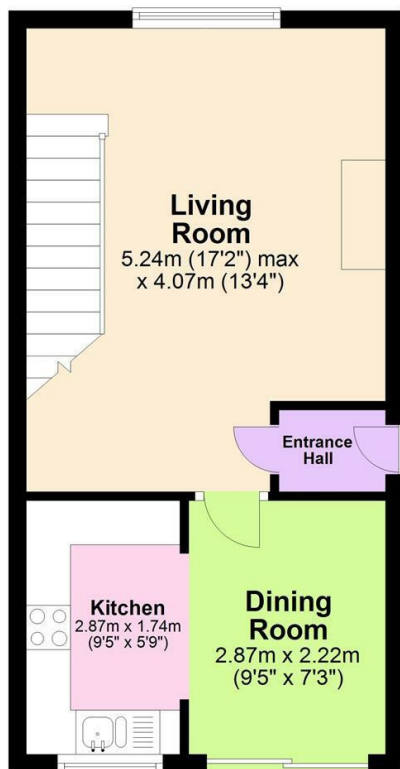
Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

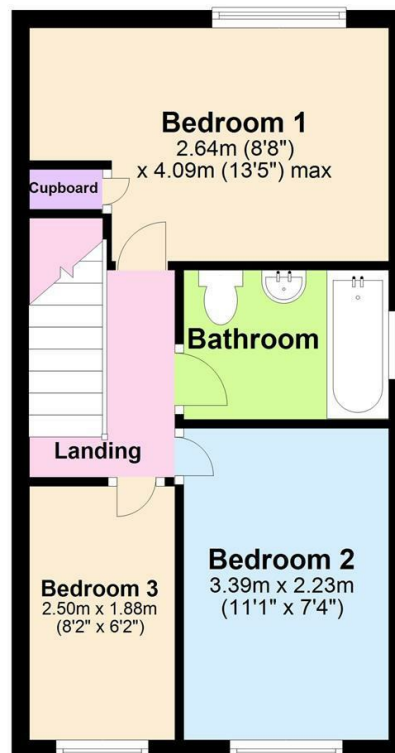
No appliances have been tested by the agent.



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

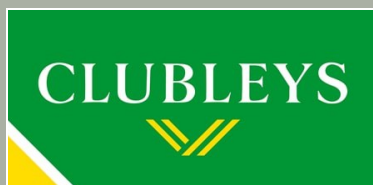
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (Holmeffeld Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmeffeldsolutions.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. Holmeffeld 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.