



12, Honeysuckle Close,
Brough, HU15 1TQ
£460,000



ABOUT THE PROPERTY

An impressive five-bedroom executive detached family home, spacious and well presented throughout.

The property briefly comprises a welcoming entrance hall, cloakroom, generous living room complete with gas fire, breakfast kitchen fitted with a range of integrated appliances, separate dining room and study. Upstairs features five double bedrooms, two of which benefit from en-suite shower rooms, in addition to a family bathroom.

Externally, the home boasts well-maintained lawned gardens to both front and rear, along with a driveway leading to an integral double garage.

Early viewing is highly recommended!

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band F.







Tenure: Freehold
East Yorkshire Council
Band: F

ENTRANCE HALL

With recessed cupboard, telephone point, coved ceilings, laminate wood effect flooring and personal door to garage.

LIVING ROOM

5.02m x 3.49m (16'5" x 11'5")

Attractive classical style white fireplace with marble effect inset and hearth housing chrome effect gas fire. Coved ceilings, bay window, real wood effect laminate flooring, TV and telephone points. Glazed double opening doors lead through to...

DINING ROOM

4.36m x 2.68m (14'3" x 8'9")

Coved ceiling and French patio doors give access to the rear garden.

STUDY

2.58m x 2.24m (8'5" x 7'4")

Good size with telephone point.

CLOAKROOM

Fitted white suite comprising low level WC and wash hand basin.

BREAKFAST KITCHEN

3.05m x 3.60m (10'0" x 11'9")

Excellent range of contemporary cream high gloss wall and floor units with granite work surfaces incorporating one and a half bowl "FRANKE" sink unit with mixer tap, integrated fridge, freezer, wine fridge and dishwasher. Breakfast Island incorporating self open and close deep drawer unit and breakfast bar. Space for "range" cooker. Quartz tiled flooring with underfloor heating, recessed spot lights, TV and Telephone point. French double doors to rear.

UTILITY ROOM

Range of floor and wall unit, working surfaces incorporating stainless steel sink unit with mixer tap, plumbing for washing machine and side personnel door.

FIRST FLOOR

LANDING

Recessed airing cupboard, hatch to partly board loft with fitted pull down ladder.

MASTER BEDROOM

3.98m x 3.37m (13'0" x 11'0")

Range of fitted wardrobes with mirrored detail, TV and telephone point. Real wood effect laminate flooring.

ENSUITE SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, double recessed shower with power shower. Partially tiled walls, tiled floor, extractor fan and shaver socket.

BEDROOM TWO

3.82m x 3.34 (12'6" x 10'11")

Range of fitted wardrobes and TV socket.

ENSUITE SHOWER ROOM

Suite comprising low level WC, pedestal wash hand basin, double shower with power shower. Part tiled walls, tiled floor, extractor fan and shaver socket.

BEDROOM THREE

3.51m x 3.32m (11'6" x 10'10")

Range of fitted wardrobes.

BEDROOM FOUR

4.09m x 2.45m (13'5" x 8'0")

Range of fitted wardrobes.

BEDROOM FIVE

3.63m x 2.72m (11'10" x 8'11")

Fitted wardrobes

BATHROOM

Luxury white suite comprising low level WC, pedestal wash hand basin, recessed shower with "Waterfall" power shower and panelled bath. Tiled walls and floor with underfloor heating.

OUTSIDE

GARAGE & DRIVEWAY

The driveway has been altered to decorative block paving and provides ample off street parking and access to the double integral garage.

The double integral garage has up and over door, power and light.

GARDENS

There are landscaped gardens to both the front and rear of the property laid mostly to lawn with a range of shrubs and trees.

The southerly facing rear garden has a decked area directly adjacent to the house which leads to the lawn and borders and high timber fencing to the perimeter.

The front garden is again laid mostly to lawn, with a pathway leading to the front door and hedging to the front boundary.

ADDITIONAL INFORMATION

The photographs are not a true representation in it's current format as there are tenants in situ - All interested parties are advised to visually view internally to satisfy themselves Thank you.

PHOTOVOLTAIC (SOLAR) PANELS

4 KW Photo Voltaic (Solar) system fitted on highest Government Feed in Tariff - Delivered £1800 income in 2012, tax free and linked to inflation for the next 25 years. Also provide free electricity. Available by negotiation.

INFORMATION PROVIDED BY THE CURRENT OWNER.

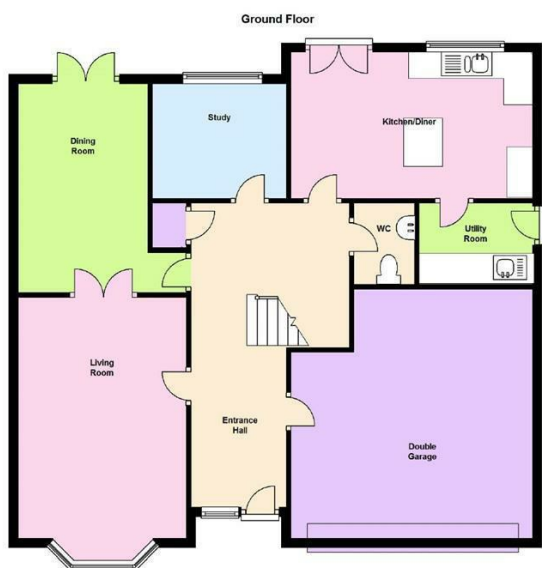
SERVICES

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

APPLIANCES

No appliances have been tested by the agent.





Total area: approx. 185.2 sq. metres (1993.0 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.

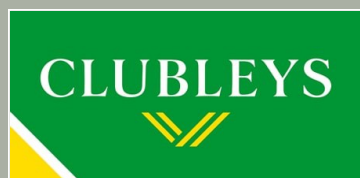
MORTGAGES

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

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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	76	
(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