



106, Welton Road,
Brough, HU15 1BH
£373,000



ABOUT THE PROPERTY

Offered with no onward chain, this well-presented detached three-bedroom bungalow is located in the sought-after area of Brough, ideal for those seeking single-level living in a peaceful yet well-connected location.

The accommodation includes a spacious breakfast kitchen with integrated appliances, a separate utility room, bright and airy sitting room, and conservatory overlooking the gardens. The master bedroom benefits from an en-suite bathroom, while a further double bedroom includes fitted wardrobes, and the third bedroom offers versatile use as a dining room or home office.

Externally, the property stands on a good-sized plot with a south-facing rear garden, offering excellent outdoor space for relaxation or entertaining. A particular benefit being the double garage, side driveway and extra parking.

Early viewing is highly recommended.

This property is Freehold. East Riding of Yorkshire Council - Council Tax Band E. Epc - D







Tenure: Freehold
East Riding of Yorkshire
Band: E

ENTRANCE HALL

Entered via a UPVC front entrance door, with decorative coving to the ceiling, a dado rail, and an airing cupboard housing the hot water cylinder. Loft access via a pull down ladder.

BEDROOM THREE/DINING ROOM

3.47m x 3.05m (11'4" x 10'0")

Double glazed windows to the front and side elevation, coving to the ceiling, and a radiator.

BEDROOM TWO

3.28m x 3.47m (10'9" x 11'4")

Wall length fitted wardrobes and drawers, coving to the ceiling, a radiator, and a double glazed window to the rear elevation.

BREAKFAST KITCHEN

4.59m x 3.23m (15'0" x 10'7")

Fitted with a range of floor and wall cupboards, working surfaces incorporating one and a half sink unit with mixer tap, built in oven, four ring ceramic hob with extractor hood over, built in fridge/freezer. Double glazed window to the rear elevation, coving to the ceiling, and a radiator.

UTILITY

1.76m x 2.23m (5'9" x 7'3")

Fitted floor and wall cupboards, stainless steel sink unit with mixer tap, plumbing for washing machine, wall mounted gas boiler, storage cupboard off, coving to the ceiling, rear door, and a radiator.

BATHROOM

1.69m x 2.19m (5'6" x 7'2")

Fitted coloured suite comprising bath with shower over, low flush WC, and pedestal hand basin. Coving to the ceiling, wall light point, radiator, and opaque double glazed window to the side elevation.

MASTER BEDROOM

3.46m x 4.08m (11'4" x 13'4")

A range of fitted wardrobes and bedside drawers, radiator, coving to the ceiling and a double glazed window to the front elevation.

EN-SUITE BATHROOM

2.06m x 1.69m (6'9" x 5'6")

Fitted suite comprising bath with mixer tap, floating hand basin, low flush WC, tiled flooring, recess lighting, radiator, and an opaque double glazed window to the front elevation.

SITTING ROOM

3.68m x 6.43m (12'0" x 21'1")

Doubled glazed window to the side elevation, gas fire,

coving to the ceiling, and sliding doors leading to the conservatory.

CONSERVATORY

2.98m x 3.33m (9'9" x 10'11")

Brick and UPVC construction, with tiled flooring, power points, and double doors to the rear elevation.

GARAGE

Detached double garage with up and over door.

OUTSIDE

The south-facing rear garden offers a well-maintained lawn, a paved patio ideal for relaxing or entertaining, and a variety of mature plants and shrubs. An outside tap adds practicality. At the front, a welcoming garden and private driveway leading to the garage.

ADDITIONAL INFORMATION

The loft contains spray-foam insulation. Buyers should be aware that some mortgage lenders and surveyors may require additional inspection reports or documentation relating to this type of insulation. Interested parties are advised to make their own enquiries and satisfy themselves regarding suitability, mortgageability and any associated costs.

*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.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

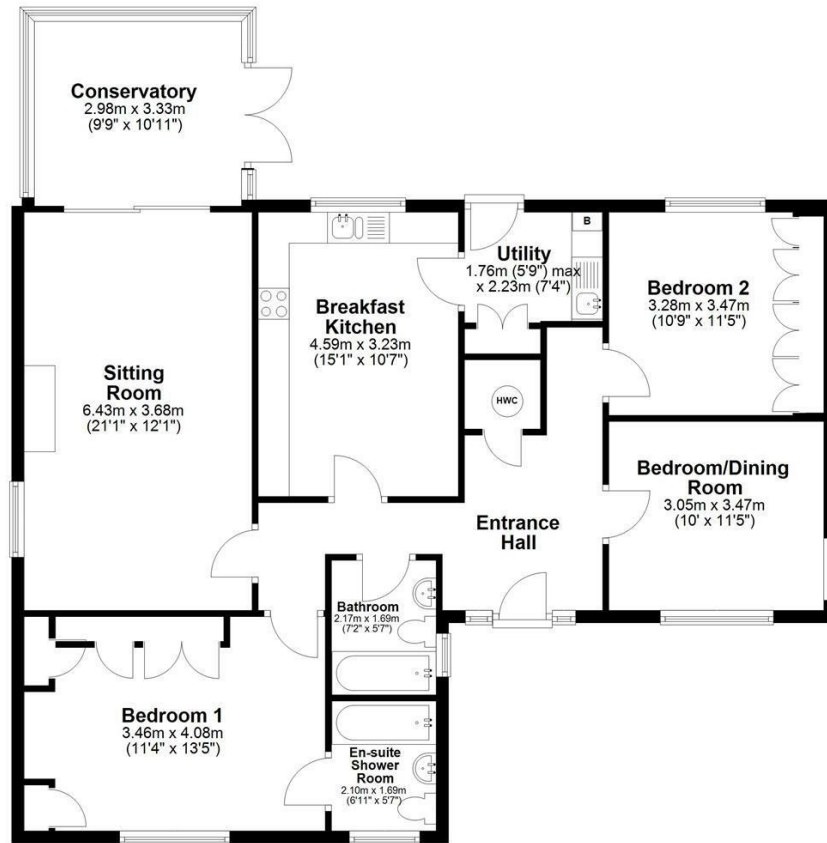
Mains water, drainage gas and electricity are connected to the property.

COUNCIL TAX

East Riding of Yorkshire Council - Council Tax Band E.



Ground Floor



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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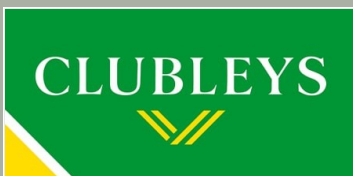
MORTGAGES

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 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.



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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	64	73
(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.