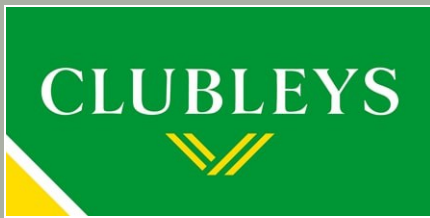




21, Willow Drive,
Brough, HU15 1TR
£175,000





Tenure: Freehold
East Riding of Yorkshire Council
BAND: D

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE PORCH

Covered entrance porch provides access having bin store off.

ENTRANCE HALL

Having stairs off with cupboard under and integral access to garage. Laminate flooring.

CLOAKROOM

White suite comprising low level WC and wash hand basin having tiled splash back, laminate floor and extractor.

UTILITY ROOM

1.81 x 2.00 (5'11" x 6'6")

Wall and floor units in light grain wood with complimentary work surfaces incorporating stainless steel sink unit, wall mounted central heating boiler, plumbing for automatic washing machine, space for tumble dryer, laminate floor, extractor and back door off

BEDROOM FOUR

2.95 x 2.78 (9'8" x 9'1")

French doors providing access to rear garden, TV and telephone points.

FIRST FLOOR

LANDING

Stairs to the second floor.

LIVING ROOM

5.66 max x 4.93 max x 3.92 x (18'6" max x 16'2" max x 12'10" x)

'L' shaped room with coved ceiling, space for dining table, TV and telephone points. French doors.

DINING KITCHEN

4.14 max x 4.91 x 2.45 (13'6" max x 16'1" x 8'0")

Range of grey wall and floor units with complementary work surfaces incorporating stainless steel one and a half bowl sink unit, integrated fridge freezer, eye level double stainless steel oven, 4-ring stainless steel gas hob with hood over. Partially tiled walls, vinyl flooring, recessed spot lights, french doors, TV and telephone points.

SECOND FLOOR

MASTER BEDROOM

3.67 x 3.67 into wardrobes (12'0" x 12'0" into wardrobes)

To the front of the property, recessed double wardrobes, TV and telephone points.

EN SUITE

2.22 x 2.04 (7'3" x 6'8")

Suite comprising low level WC, pedestal hand basin and shower cubicle housing electric shower, partially tiled walls and vinyl floor.

BEDROOM TWO

3.99 x 2.78 (13'1" x 9'1")

Double fitted wardrobe.

BEDROOM THREE

3.98 x 2.03 (13'0" x 6'7")

Double fitted wardrobe.

FAMILY BATHROOM

White suite comprising low level WC, pedestal hand basin and panelled bath with shower attachment, partially tiled walls, vinyl flooring, extractor and vanity light.

OUTSIDE

GARAGE AND PARKING

Up and over door with power and light.

REAR GARDEN

Laid to lawn with paved patio area.

ADDITIONAL INFORMATION

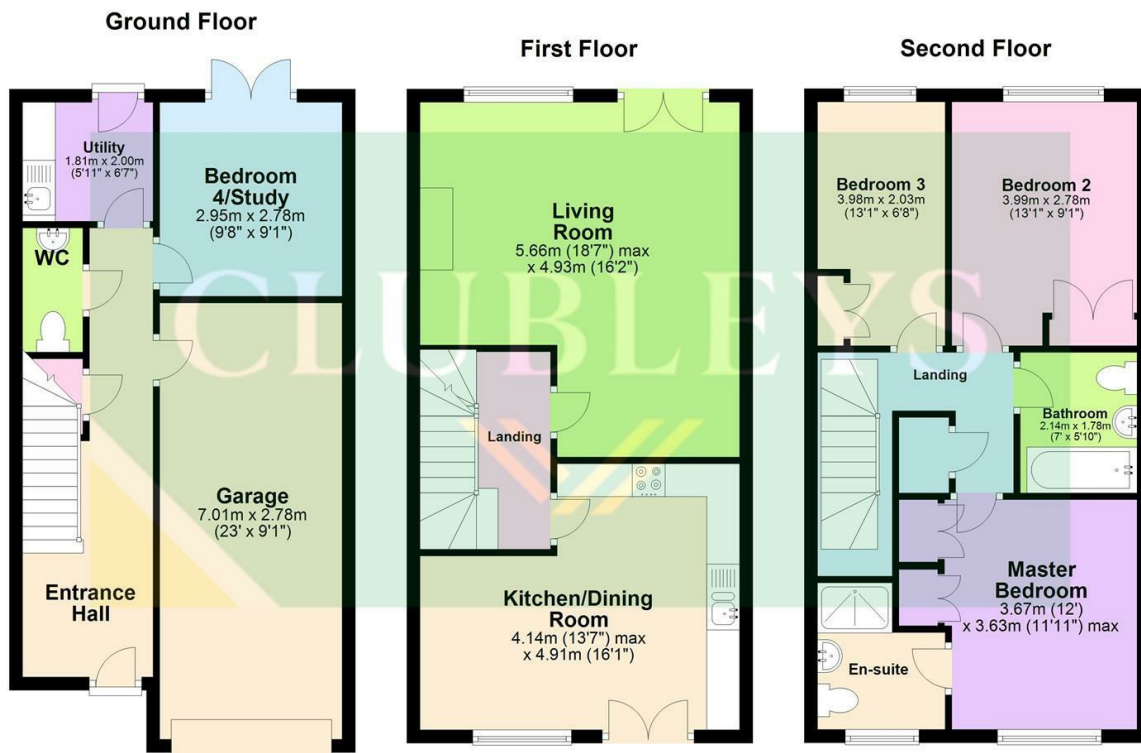
SERVICES

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

APPLIANCES

No appliances have been tested by the agent.





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

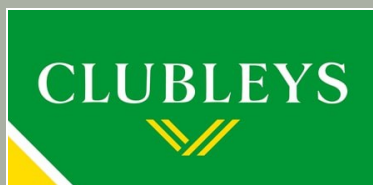
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (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.



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		90
(81-91) B		
(69-80) C	78	
(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.