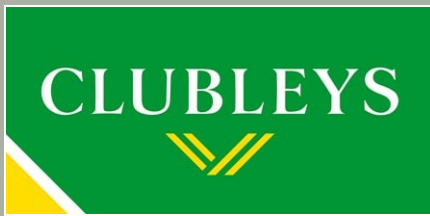




Looking for a modern yet, period cottage? Offered to the market with no onward chain.

The immaculately kept and presented cottage is beautifully presented throughout. The cottage is deceptively spacious and situated in a popular residential area, moments away from central Brough.

The property consists of spacious living room with oak beam above the fireplace, fully equipped Shaker style kitchen, with the modern family bathroom to the ground floor. To the first floor are two double bedrooms. Externally there is off road parking, generous private garden and two outbuildings.



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

LIVING ROOM

4.16 x 3.61 (13'8" x 11'10")

Composite door leading into the living room. With feature fireplace with wooden mantle beam, feature log burner on tiled hearth. Television point. Fitted shutters to window.

DINING KITCHEN

4.19 x 2.38 (13'9" x 7'10")

Having a good range of shaker style wall and base units with complementary solid wood work surfaces incorporating Belfast sink unit, integrated fan oven, four ring gas hob with extractor over. Space for slimline dishwasher and fridge/freezer. Tiled splashbacks. Spot lighting to ceiling. Dining area. Under stairs storage cupboard, staircase to first floor. Steps down to...

REAR LOBBY

With cupboard off. Rear door. Access through to...

BATHROOM

1.69 x 2.12 (5'7" x 6'11")

Modern suite comprising of low level WC, vanity unit with hand basin, panelled bath with shower over. Tiling to walls and floor. Window to side aspect. Spot lighting to ceiling.

FIRST FLOOR

MASTER BEDROOM

4.22 x 3.58 (13'10" x 11'9")

Generous space with feature fireplace having wooden beam mantle. Hatch to loft space. Fitted shutters to windows to the front.

BEDROOM TWO

3.32 x 2.39 (10'11" x 7'10")

Fitted wardrobes and shelving. Velux and window to rear aspect.

EXTERNAL

To the front of the property there is off street parking with wrought iron gates. Wooden gates leading to rear garden.

The garden to the rear has decking immediately out from the property, with block paved patio extending to the out buildings. One outbuilding is currently being used and has plumbing to act as a utility room. The additional outbuilding is an 'L' shape which also has power and lighting. The rear garden is laid to lawn having shrubbery and timber fencing to the boundaries.

ADDITIONAL INFORMATION

SERVICES

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

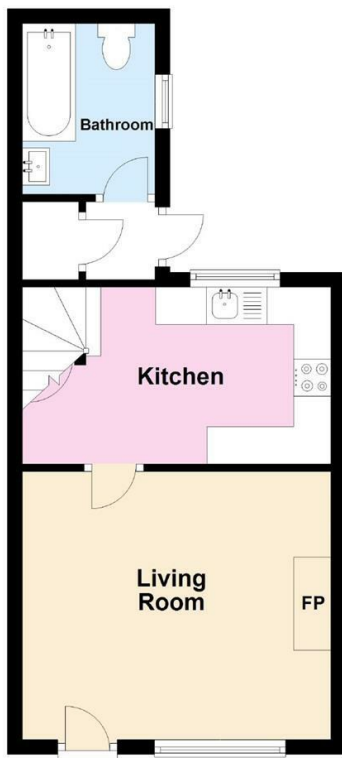
APPLIANCES

No appliances have been tested by the agent.



Ground Floor

Approx. 31.2 sq. metres (335.4 sq. feet)



First Floor

Approx. 25.5 sq. metres (274.5 sq. feet)



Total area: approx. 56.7 sq. metres (609.9 sq. feet)

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

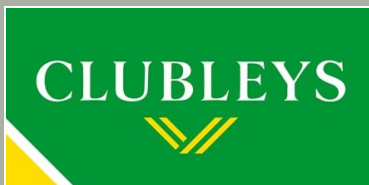
FREE VALUATIONS FOR SALE

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.

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.



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D	53	
(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.