

6, Nursery Court,
Brough, HU15 1DG
£240,000



**** £10,000 ALLOWANCE TOWARDS THE DEPOSIT****

Discover the perfect detached family home nestled in a quiet cul-de-sac location. Maintained well throughout this home is truly move-in ready!

The property boasts a warm and welcoming atmosphere, providing a comfortable retreat for family life. The individual interior selected by the current owners creates a home that is functional for ease of maintenance for the busy family. Enjoy the position of its location offering peace and tranquility within the cul-de-sac but also in close proximity to a host of local amenities. From schools to parks, shopping to dining, everything your family needs is just a short distance away. This residence presents a great opportunity to buy into a community-oriented neighbourhood.

Step outside, and you'll find that the outdoor space is secured by partial walling & fencing to the boundary. a lawned area with a separate patio area. Ample parking adds a layer of convenience in addition to a good size integral garage.

East Riding of Yorkshire Council tax band - C
Tenure - Freehold
EPC rating - TBC



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Tenure: Freehold
BAND:

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Front door leading in.

LIVING ROOM

Feature fireplace housing a gas fire. Open to the...

DINING ROOM

uPVC French doors to the conservatory.

KITCHEN

Range of wall and base shaker units, laminated work surfaces and a tiled splashback. Integrated electric oven, gas hob with extractor fan over. Plumbing for an automatic washing machine and space for a fridge/freezer. Back door off.

CONSERVATORY

French doors to the garden.

FIRST FLOOR

MASTER BEDROOM

Double bedroom to the rear. Access to...

ENSUITE

Three piece suite comprising of low level WC, wash hand basin and shower. Splashback tiling.

BEDROOM TWO

Double bedroom to the front elevation.

BEDROOM THREE

Good sized bedroom to the front.

BATHROOM

With a three piece bathroom suite comprising of a panelled bath, low flush WC and a wash hand basin. Storage cupboard.

EXTERNAL

The front of the property is laid to lawn with a driveway providing off-street parking.

To the rear of the property there is a low maintenance garden with a block paved patio area and an artificially lawn.

Integral garage.

ADDITIONAL INFORMATION

SERVICES

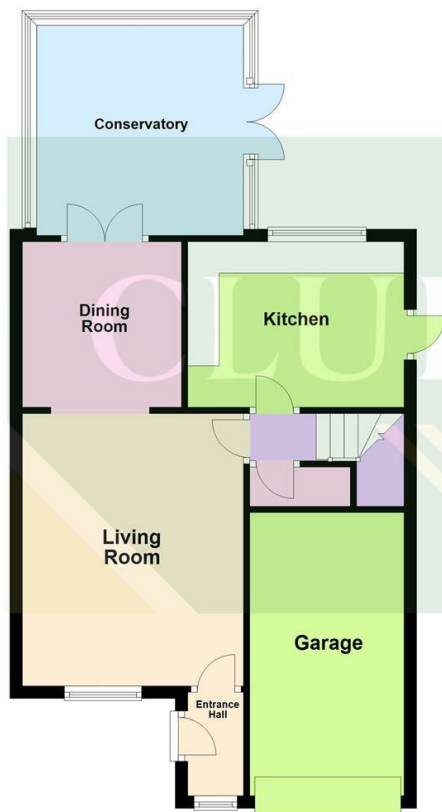
Mains gas, electricity and drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.



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

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

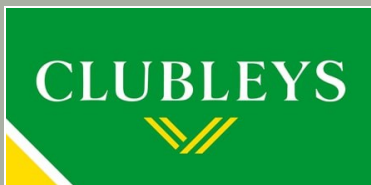
FREE VALUATIONS FOR SALE

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			
(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.