



Golf Links Drive, Brough, HU15 1HD
£425,000

Philip
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Estate & Letting Agents

Golf Links Drive, Brough, HU15 1HD

Key Features

- Traditional Period Home
- Prestigious Location Overlooking Brough Golf Course
- 3 Double Bedrooms
- En-Suite & Family Bathroom
- 3 Formal Reception Rooms + Study
- Private South Westerly Garden & Secluded Courtyard
- Double Garage + Workshop Area
- Purpose Built Games Room With Potential For Annex (STPP)
- Gated Driveway Parking
- EPC = D

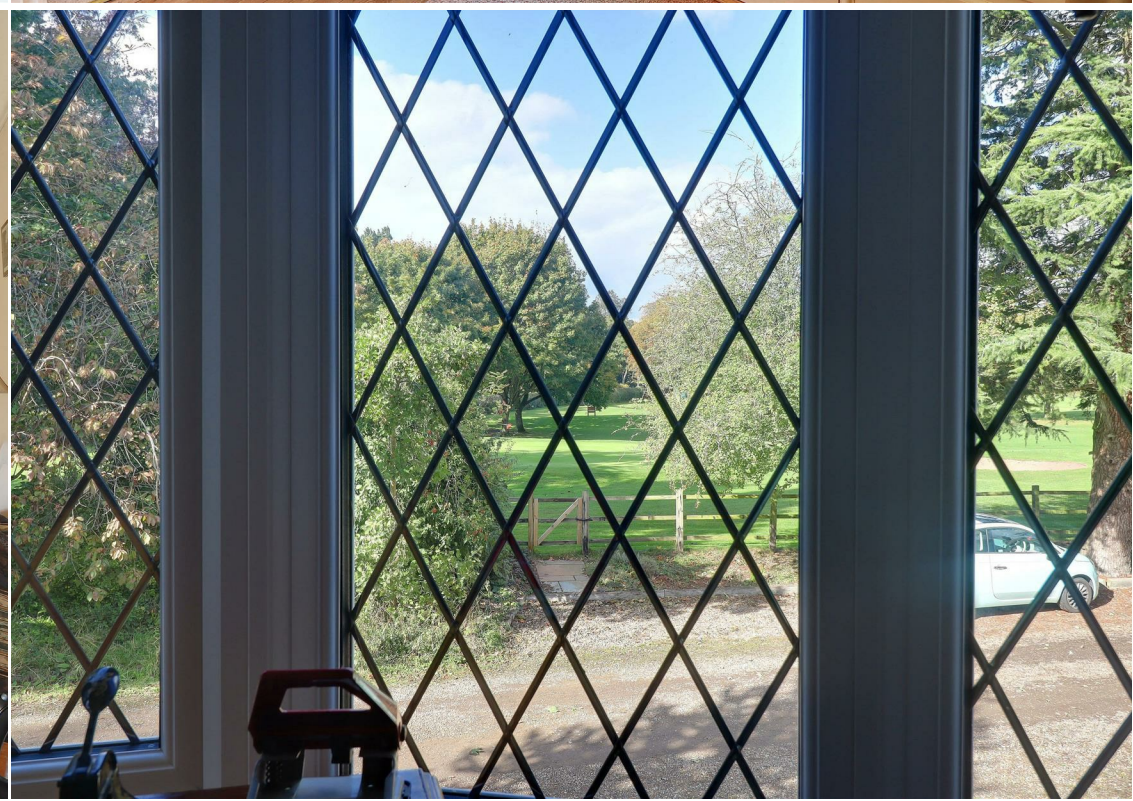
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This traditional semi-detached home is situated on a highly sought-after cul-de-sac off one of the region's most prestigious streets, known for its high-value properties. With enviable views over Brough Golf Course, the property retains its original charm and showcases a number of period features. The entrance porch leads through a beautiful stained glass door to a welcoming entrance hall with parquet flooring, complete with a cloakroom/WC. The front-facing formal lounge, with a bay window, offers views towards the golf course, while a separate sitting room and a formal dining room off the kitchen provide ample living space. A useful study is also conveniently located on the ground floor.

The first floor boasts three well-proportioned double bedrooms, with the primary bedroom benefiting from en-suite facilities. A family bathroom serves the other two bedrooms, along with a separate WC. Outside, the property offers a versatile, purpose-built games room that could be used as a studio, office space or additional accommodation (STPP). A secluded courtyard off the sitting room provides a peaceful retreat, while the private, established gardens enjoy a desirable south-westerly aspect. A gated driveway leads to a double garage with automated doors, which opens into a workshop or additional storage area.







LOCATION

Golf Links Drive in Brough is a prestigious and highly sought-after location, offering a quiet and desirable setting. The area boasts excellent local amenities, including shops, restaurants, and leisure facilities. Brough is well-connected by transport links, with easy access to the A63, providing direct routes to Hull and the M62 for wider regional access including York and Leeds. Brough railway station is a short distance away and offers regular services to major cities, including Hull, Leeds, and Manchester.

For families, the area is served by reputable schools, including Brough Primary School and South Hunsley Secondary School, which has an outstanding reputation. For private education, the renowned Tranby School and Hymers College are both within easy reach.

ACCOMMODATION

The spacious property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

The entrance lobby, accessed through a timber door, provides a welcoming transition space for guests and residents alike. With ample room to remove shoes and coats, the highlight of the space is a beautiful stained glass door, which leads to the main part of the property, casting vibrant colours and adding a touch of elegance.

ENTRANCE HALL

The entrance hall exudes elegance with its straight-lay parquet flooring, setting a refined tone for the home. A stunning turning staircase, featuring a solid oak banister and intricately crafted balustrades, becomes the focal point of the space. A decorative plate rail adds a touch of charm, while practical features include a discreet under stair storage cupboard and a convenient cloakroom/WC just off the hall, blending style with functionality.

CLOAKROOM/WC

Fitted with a two piece suite.

STUDY

This bright and functional study space offers views

overlooking the garden, providing a perfect environment for work or reflection. A door opens directly onto the garden, allowing for an easy transition between indoor and outdoor spaces.

LOUNGE

14'1 + bay x 14' (4.29m + bay x 4.27m)

The formal bay-fronted reception room exudes timeless elegance, with a large bay window flooding the space with natural light. The centrepiece of the room is a striking cast iron fireplace, complemented by a beautifully crafted wooden mantle, adding warmth and character to the space.

SITTING ROOM

14'4 x 12'6 (4.37m x 3.81m)

The second reception room, located at the rear of the property, offers a tranquil retreat with a large glazed sliding door that opens onto a secluded courtyard, seamlessly blending indoor and outdoor living. A feature fireplace, complete with a living flame gas fire, marble hearth, backplate, and wooden mantle, serves as a charming focal point, creating a cosy and inviting atmosphere in this versatile space.

DINING ROOM

10'9 max x 15'2 (3.28m max x 4.62m)

The formal dining room is a refined space perfect for hosting gatherings, with ample room for a large dining table. A window overlooking the garden brings in natural light and offers lovely views, enhancing the dining experience with a serene connection to the outdoors. The room's classic design makes it an ideal setting for both intimate dinners and larger celebrations.

KITCHEN

11'8 x 9'5 (3.56m x 2.87m)

The fitted kitchen boasts a comprehensive selection of units, offering ample storage and workspace, complemented by a sleek porcelain sink. Integrated appliances include an oven, hob, and a concealed extractor hood for a seamless look. A door leads to a practical utility area, equipped with plumbing for a washing machine and providing easy access to the outside.

FIRST FLOOR

LANDING

The spacious landing provides a welcoming transition to the first-floor accommodation. A loft hatch with a convenient drop-down ladder gives easy access to the loft space.

BEDROOM 1

13'11 + bay x 11'9 + wardrobes (4.24m + bay x 3.58m + wardrobes)

The spacious primary bedroom offers both comfort and style, featuring a comprehensive selection of fitted wardrobes for ample storage. A large bay window provides views across Brough Golf Course, creating a picturesque backdrop.

EN-SUITE

The modern en-suite to the primary bedroom is sleek and stylish, featuring a three-piece suite that includes a WC, a wash basin set within a fixed unit, and a spacious walk-in shower enclosure. Part-tiled walls add a touch of sophistication, while a heated towel rail provides practicality in this well-appointed space.

BEDROOM 2

13'11 x 12'6 (4.24m x 3.81m)

This second double bedroom is bright and spacious, featuring a large window that overlooks the rear of the property.

BEDROOM 3

11'9 x 9'6 (3.58m x 2.90m)

This third double bedroom, located at the rear of the property, offers a comfortable space with fitted cupboards. A well-placed window to the elevation provides natural light, making the room feel bright and airy.

BATHROOM

8'3 x 6'1 (2.51m x 1.85m)

This bathroom features a two-piece suite, including a pedestal wash basin and a panelled bath, offering both functionality and style. The half-tiled walls add a touch of elegance.

WC

A separate wash room with a fitted WC.



OUTSIDE

The established gardens are beautifully laid to lawn, complemented by a variety of shrubs and plants that add colour and charm. A gated gravelled driveway leads to the double garage and provides extensive parking. The garden enjoys a private and peaceful setting with a desirable south-westerly aspect.

GAMES ROOM

16' x 16' (4.88m x 4.88m)

This purpose-built games room, with convenient external access, offers excellent versatility. Whether used as a games room, studio, or office space, it provides a flexible environment to suit a variety of needs. The spacious design and adaptability make it ideal for both work and leisure. The room could also be converted to additional living space (STPP).

DOUBLE GARAGE

20'9 max x 20'3 max (6.32m max x 6.17m max)

This double garage features two individual up-and-over doors, complete with light and power for added convenience. Beyond the main garage area, it opens into a workshop space or additional storage area, providing ample room for tools, hobbies, or extra storage. Ideal for both practical use and projects, it offers great flexibility.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has a mixture of uPVC double glazed frames along with timber and aluminium doors.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold / Leasehold

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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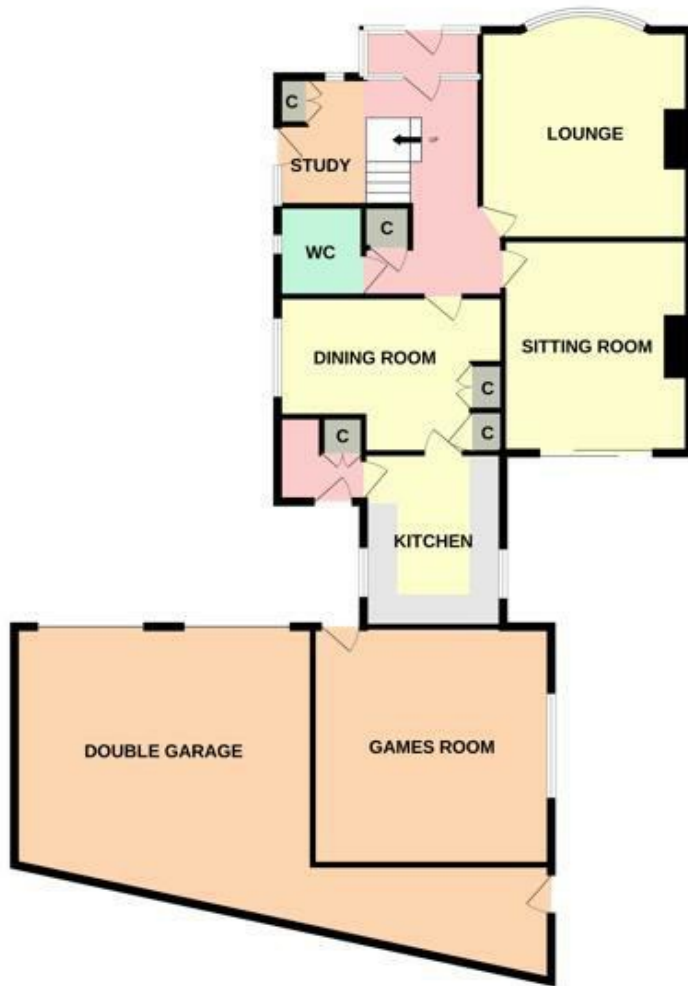
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GROUND FLOOR
1608 sq.ft. (149.4 sq.m.) approx.



1ST FLOOR
712 sq.ft. (66.1 sq.m.) approx.

