



3
Golf Links Drive | Brough | HU15 1HD

£550,000

3 Golf Links Drive, Brough, HU15 1HD

Nestled just off one of the region's most exclusive and desirable roads, this stunning period home offers exceptional living in a truly idyllic setting, with magnificent views overlooking Brough Golf Course and private access directly onto the course. Meticulously updated, the property blends original period charm with modern enhancements including a new roof, new boiler and updated heating system, stylish shower room, and a beautifully reimagined garden.

The entrance porch opens into a welcoming hallway with original oak decorative panelling and a convenient cloakroom/WC. A formal bay-fronted lounge provides a refined space with views over the 18th tee, while the heart of the home is the superb family living kitchen, complete with granite worktops, extensive cabinetry, and bi-folding doors that lead into a light-filled conservatory offering panoramic garden views and access onto the raised decking area.

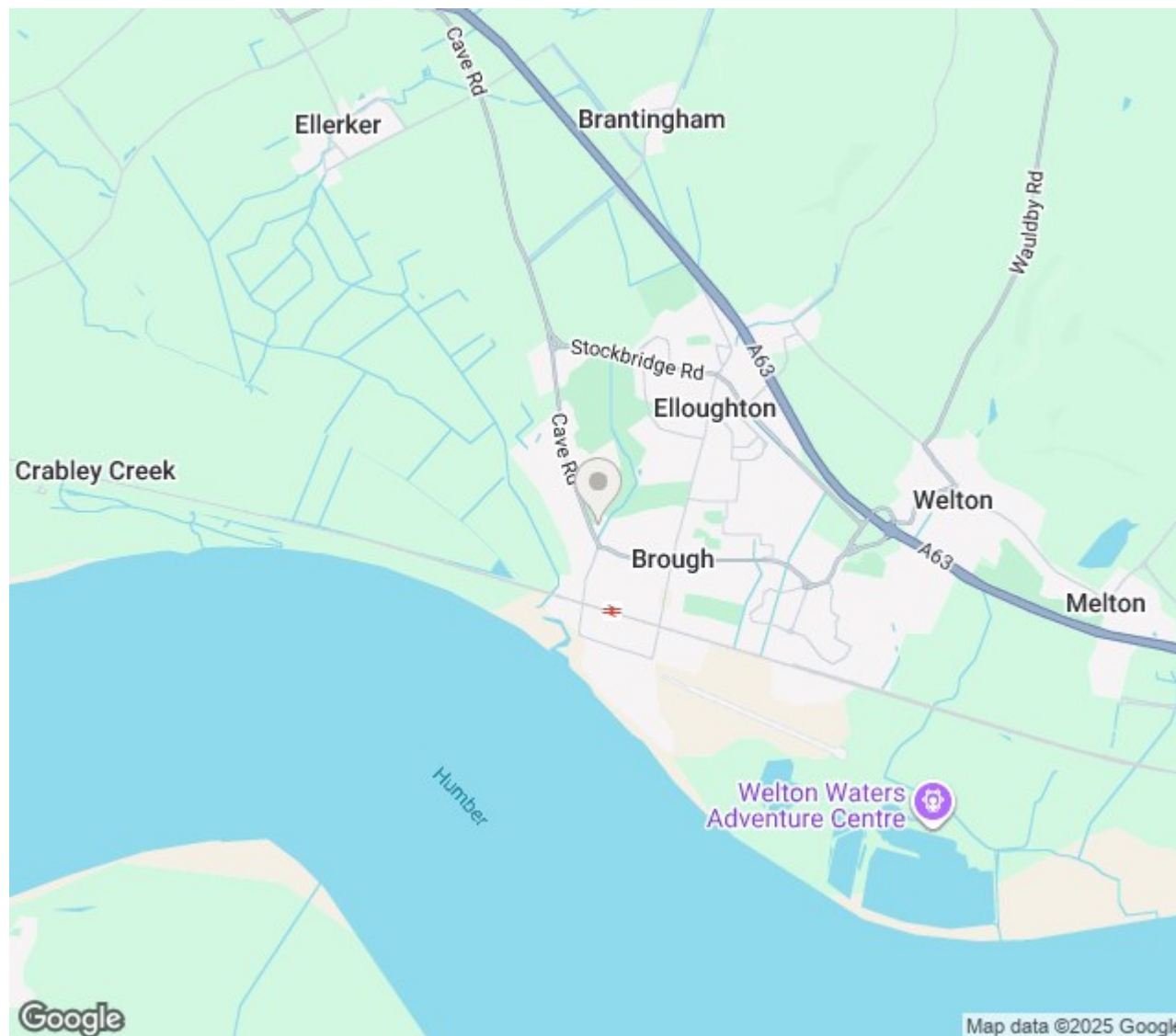
Upstairs, five double bedrooms provide generous accommodation, with the principal bedroom featuring bespoke fitted wardrobes and elevated views across the golf course. Bedroom four is currently configured as a home office with custom units, hard wired internet make this ideal for remote working. Two further generous doubles both with magnificent views and another double to the rear with garden views. Two stylishly appointed bath/shower rooms serve the upper level. Externally, the home boasts ample driveway parking for 2 cars with 2 further spaces within the front boundary, a large integral garage with a useful utility space, and a breath-taking rear garden.

Expertly landscaped, it features a large raised timber deck for relaxing, a porcelain patio perfect for entertaining, vibrant planting, and a beck that gently flows along the bottom



Key Features

- Period Semi-Detached Home
- Overlooking Brough Golf Course
- 5 Double Bedrooms
- 2 Bath/Shower Rooms
- Beautiful Rear Garden With South Easterly Aspect
- Fabulous Open Plan Family Living Kitchen
- Well Appointed Formal Lounge
- Driveway Parking & Garage
- EPC = D
- Council Tax = E



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		



LOCATION

Conveniently located just off Cave Road, this property offers easy access to the popular village of Brough. Situated approximately ten miles west of Hull, the area boasts a wide range of local amenities, including a Morrisons supermarket, Petrol station, GP surgery, Dentist, Vets & various shops, and primary schools. Secondary education is provided at South Hunsley School & sixth form college in nearby Melton, just a short drive away. Brough is also ideally positioned for commuters, with the A63/M62 motorway link to the north of the village and excellent public transport connections, including a main line Station on the rail network into and out of Hull.

ACCOMMODATION

The extended accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through double glazed entrance door. An internal door opens to:

ENTRANCE HALL

This welcoming entrance hall allows access to the property. There is beautiful decorative wall panelling, herringbone style flooring and a turning staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and a wall hung wash basin with a tiled splashback and a tiled floor.

LOUNGE

13'1" + Bay x 13'3" (3.99 + Bay x 4.04)

A well appointed formal reception room with an attractive bay window. There is a feature fireplace housing a living flame gas fire, decorative picture rail and coving in the traditional 1930's style of the house.

FAMILY LIVING KITCHEN

Truly the heart of this exceptional home, this superb open-plan family living kitchen offers defined spaces for cooking, dining, and relaxing.

A stunning open-plan living and dining area offers a stylish and welcoming space. A central fireplace creates a focal point, flanked by fitted units to each alcove. Bi-folding doors open into the conservatory, seamlessly connecting the living spaces.

The kitchen area is fitted with an extensive range of high-quality 'country cottage'-style wall and base units, complemented by luxurious granite work surfaces, matching upstands, and a tiled splashback. An inset twin sink with mixer tap sits beneath one of the rear-facing windows. Integrated appliances include a larder fridge, dishwasher, warming drawer and a range-style cooker with double oven and overhead extractor. Additional cabinetry provides valuable extra storage.

A travertine tiled floor runs throughout the entire space, two rear windows fill the room with natural light, while a door opens onto a rear patio and a further internal door provides convenient access to the garage.

CONSERVATORY

17'2" x 19'6" (5.23 x 5.94)

This spacious conservatory is constructed with uPVC frames set above a brick base. French doors open out onto a decked terrace. The travertine flooring continues through from the main living space and benefits from underfloor heating in addition to a wall mounted air conditioning/heating unit.

FIRST FLOOR

LANDING

The split level landing allows access to the accommodation at first floor level. There is a light tunnel and a loft hatch with a drop-down ladder.

BEDROOM 1

14'0" + Bay x 10'9" + Wardrobes (4.27 + Bay x 3.28 + Wardrobes)

The principal bedroom is an excellent sized double and boasts stunning views over the Golf Course, framed by an elegant curved bay window to the front elevation. A comprehensive range of fitted wardrobes, drawers, dressing table and matching bedside cabinets provide ample storage.

BEDROOM 2

13'11" x 11'10" (4.24 x 3.61)

A second double bedroom positioned to the rear of the property with a large window overlooking the garden.

BEDROOM 3

12'7" x 11'5" (3.84 x 3.48)

This double bedroom features a wooden flooring, two internet data points and a window to the front elevation which enjoys views over the Golf Course.

BEDROOM 4

11'2" x 11'5" (3.40 x 3.48)

A double bedroom which is fitted as a home office with cupboards, drawers and a desk. There is an internet data point, wooden flooring and a window to the rear elevation overlooking the garden.

BEDROOM 5

11'5" max x 9'9" max (3.48m max x 2.97m max)

A double bedroom to the rear of the property with views over the garden.











BATHROOM

6'11" x 6'9" (2.11 x 2.06)

A beautifully appointed bathroom featuring a stylish three-piece suite, including a WC, an inset vanity wash basin set atop a storage unit, and a bath with central fill taps, glazed screen and a thermostatic shower. The room is fully tiled for and benefits from underfloor heating, a heated towel rail and a high level window to the front elevation.

SHOWER ROOM

A recently installed, stunning shower room, featuring a contemporary suite comprising a WC, an inset vanity wash basin set within a wall-hung storage unit, and a generous double-width shower enclosure with a thermostatic shower and contrasting tiled inset. Additional wall tiling enhances the finish, complemented by a heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a gravelled driveway providing excellent parking provisions for several vehicles. Opposite the driveway there is an additional area of parking. A gated side entrance allows access to the rear of the property.

REAR

This beautifully landscaped garden is a feature of the property and offers excellent privacy and a south easterly aspect. A large decked terrace adjoins the property and offers the ideal spot for entertaining and alfresco dining. A Porcelain tiled path leads beyond a well maintained lawn to a large patio which again offers the perfect spot for outdoor dining. The garden features many vibrant flower beds, mature shrubs and manicured hedges. Towards the bottom of the garden there are two garden sheds and a gravelled area leading onto a secret garden and running beck. There are numerous power points as well as garden feature lights around the garden and a partial irrigation system.

GARAGE

17'7" x 11'7" (5.36 x 3.53)

Installed with an up and over door to the front elevation, light and power connections. The garage is also fitted with a utility space, sink unit and plumbing for an automatic washing machine.

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 the benefit of PVC double glazed frames.

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.

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.

AGENT NOTES.

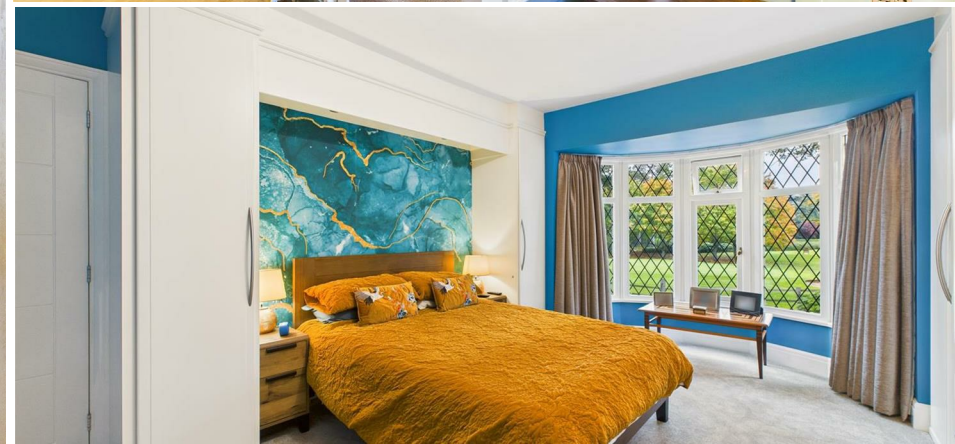
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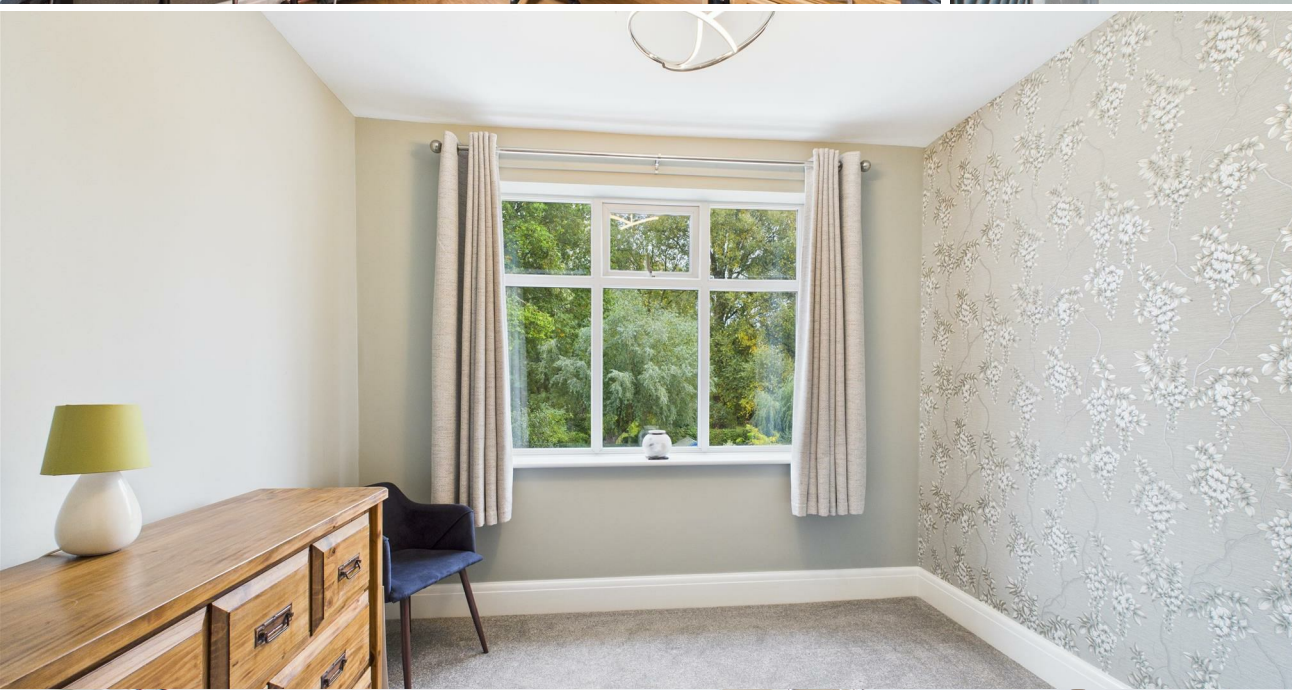
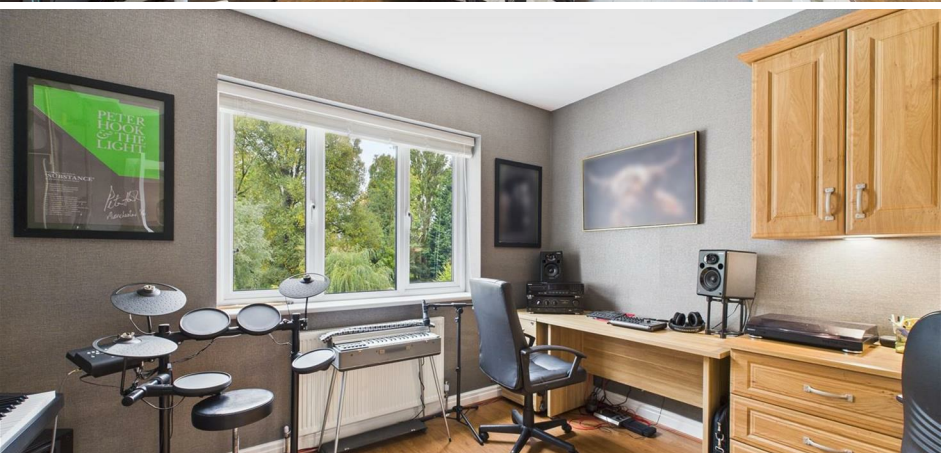






















GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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The logo features a green house icon with a chimney, positioned above the word "Philip" in a dark grey sans-serif font. Below "Philip" is the word "Bannister" in a large, bold, green sans-serif font.

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