CLUBLEYS

48, Grange Park, Brough, HU15 1AA
Guide Price £200,000







This semi-detached home offers GREAT POTENTIAL! Includes well-proportioned accommodation throughout, including a bright living room with feature fireplace, conservatory, fitted kitchen, generous bedrooms and family bathroom.

Externally, the property benefits from a good-sized garden with mature planting, a useful timber outbuilding and a gravelled driveway providing off-street parking. Offering plenty of potential, this property is ideal for a range of buyers and viewing is highly recommended.

EPC: TBC
COUNCIL TAX BAND:

Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
2.775 x 1.617 (9'1" x 5'3")
PVC front door into entrance hall with radiator, stairs to first floor, wood flooring.

LOUNGE
5.167 x 3.491 max (16'11" x 11'5" max)
wood flooring, recessed feature fireplace housing electric log burner fire, radiator, coved ceiling, doors to conservatory.

KITCHEN
3.835 max x 3.604 max (12'6" max x 11'9" max)
Fitted with a range of wall and floor units, housing electric double oven, four ring gas hob with hood over, one and a half stainless steel sink unit. Space/plumbing for automatic washing machine and dishwasher. Wall mounted Worcester gas- fired central heating boiler. Shelved larder cupboard. Laminate flooring, recessed spotlights, understairs cupboard.

CONSERVATORY
3.881 max x 3.889 max (12'8" max x 12'9" max)
uPVC windows, pitched polycarbonate roof. Laminate flooring, French doors to the rear garden.

LANDING
2.5 x 1.874 (8'2" x 6'1")
Hatch to roof space, overstairs cupboard.

BEDROOM ONE
5.173 x 2.844 (16'11" x 9'3")
Windows to front and rear elevation, cupboard, radiator.

BEDROOM TWO
3.527 x 2.617 (11'6" x 8'7")
Window to front elevation, cupboard, radiator.

BATHROOM
2.535 x 2.431 (8'3" x 7'11")
Three piece white suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over and shower screen, part tiled walls, recessed spotlights, tiled floor, radiator.

OUTSIDE
The rear garden features gravelled seating areas, established trees, mature shrubs and planted borders. There is also a substantial timber outbuilding offering a useful storage space or workshop. The front of the property features an established garden with gated driveway providing off- street parking.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

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

*Referral Fees
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.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/FLOORPLANS
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

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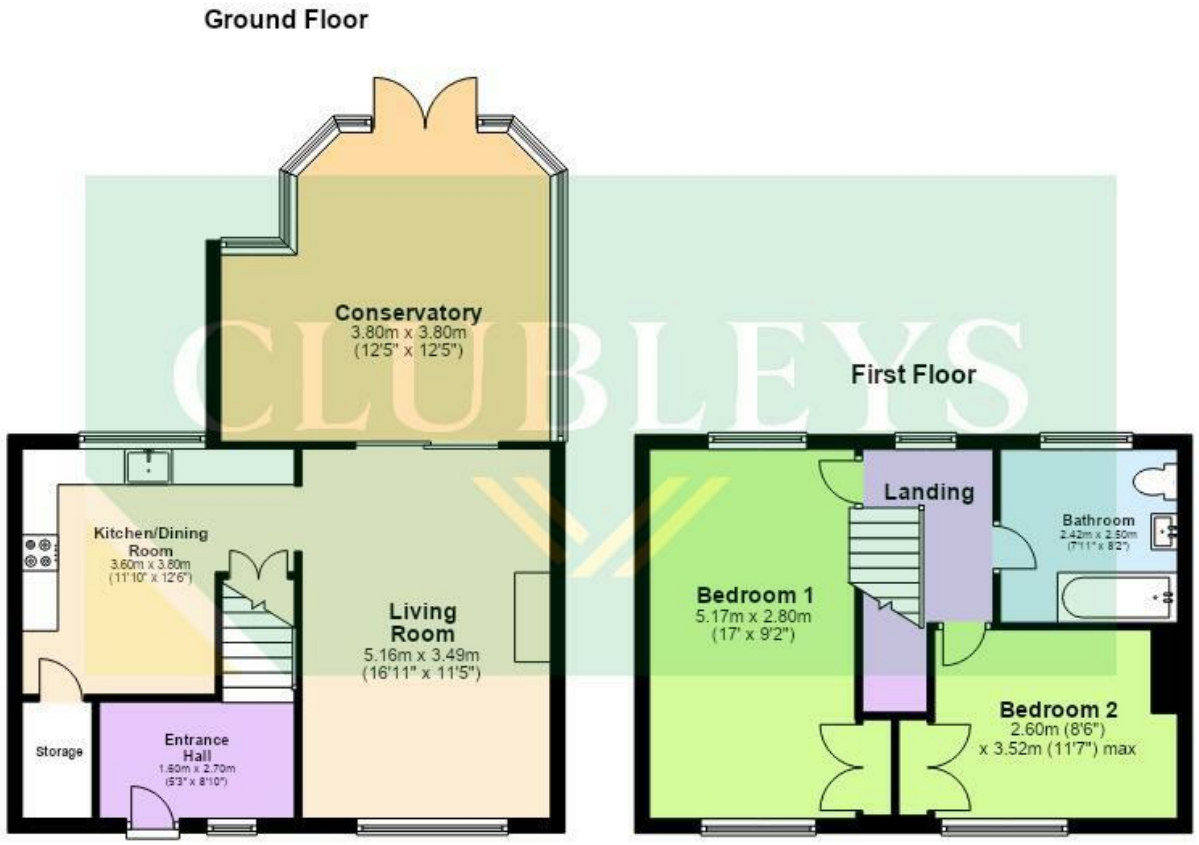








Estate Agents | Lettings Agents | Chartered Surveyors



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
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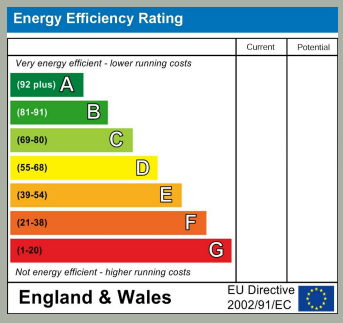
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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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.