



'The Old Police House', 46, The Oval,  
Brough, HU15 1DA  
£280,000





## ABOUT THE PROPERTY

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**\*\*GUIDE PRICE OF: £280,000 - £290,000 Offers invited within this region\*\***

This unique former ex police house, steeped in history, provides four-bedroom accommodation. A detached family home with a perfect blend of comfort and style. Set on a generous corner plot, the property boasts a wrap-around garden, providing ample outdoor space.

Property comprises entrance hall that leads to a variety of well-appointed living spaces. The garden room serves as a lovely seating area, ideal for enjoying the natural light and views of the garden. The spacious lounge is perfect for family gatherings, while the sitting room offers a more intimate setting for quiet evenings.

A convenient side entrance lobby adds practicality to the home, ensuring easy access to the garden and garage. The property features a downstairs shower room, alongside an upstairs bathroom, catering to the needs of a busy family.

With four generously sized bedrooms, this home provides ample space for family living or guests. The integral garage and additional multiple parking enhances the overall appeal of this property.

This detached house is not just a home; it is a lifestyle choice, offering comfort and convenience. Don't miss the opportunity to make this charming house your new home.

Council tax band: C











Tenure: Freehold  
Band: C

#### ACCOMMODATION COMPRISES:

##### ENTRANCE HALL

Timber entrance door. Window into the lounge, wall light, radiator.

##### GARDEN ROOM/SITTING AREA

With door off into integral garage, patio doors to rear garden, wall lights, door leading into kitchen/dining room.

##### LOUNGE

Spacious L-shaped room, comprising feature fireplace with marble effect back and hearth and inset coal effect gas fire. Additional dual aspect windows, radiator and ceiling light.

##### DINING ROOM

Window to front aspect with two side windows looking into sitting room.

##### KITCHEN

Spacious room with a good range of base, floor and wall units with complimentary work surfaces, breakfast bar with tiled splashbacks. Incorporating composite single drainer sink unit with mixer tap, four ring gas hob with extractor over, electric oven. Wall mounted, newly installed boiler with a 10 year warranty, radiator, dual aspect windows to rear and side.

##### SIDE ENTRANCE LOBBY

Half glazed entrance door. Stairs off. Two radiators, window to side elevation, double doors into:

##### SITTING ROOM

Spacious room, understairs storage. Feature fireplace with marble effect back and hearth, inset coal effect electric fire, dual aspect windows to dining room. Two ceiling lights, two radiators, built in pantry.

##### SHOWER ROOM

Tiled suite, comprising: pedestal wash hand basin, low flush WC, shower unit with seating area and mains fed shower, glazed screen. Vanity area with drawers and mirror above, window to side elevation, radiator.

##### FIRST FLOOR

##### LANDING

With loft hatch, ceiling light, radiator, dual aspect windows, built in airing cupboard.

##### MASTER BEDROOM

Large double room with window to front elevation, ceiling light.

##### BEDROOM TWO

A further good sized double room with window to front elevation and built in storage.

##### BEDROOM THREE

Another good size double room with dual aspect windows and ceiling light.

##### BEDROOM FOUR

With window to rear elevation, ceiling light.

##### BATHROOM

Three-piece tiled suite comprising panel bath, pedestal wash hand basin, low flush WC, radiator, ceiling light, extractor. Window to rear elevation.

##### OUTSIDE

##### REAR

Mainly laid to lawn with an array of mature trees, shrubs, and hedging. Paved patio seating area adjacent to the kitchen, timber shed, side access with additional shed and bin storage.

##### FRONT

Block paved driveway with multiple parking, giving access to a single integral garage with power and light.

##### 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.

##### SERVICES

Gas, electricity, water and drainage are connected.

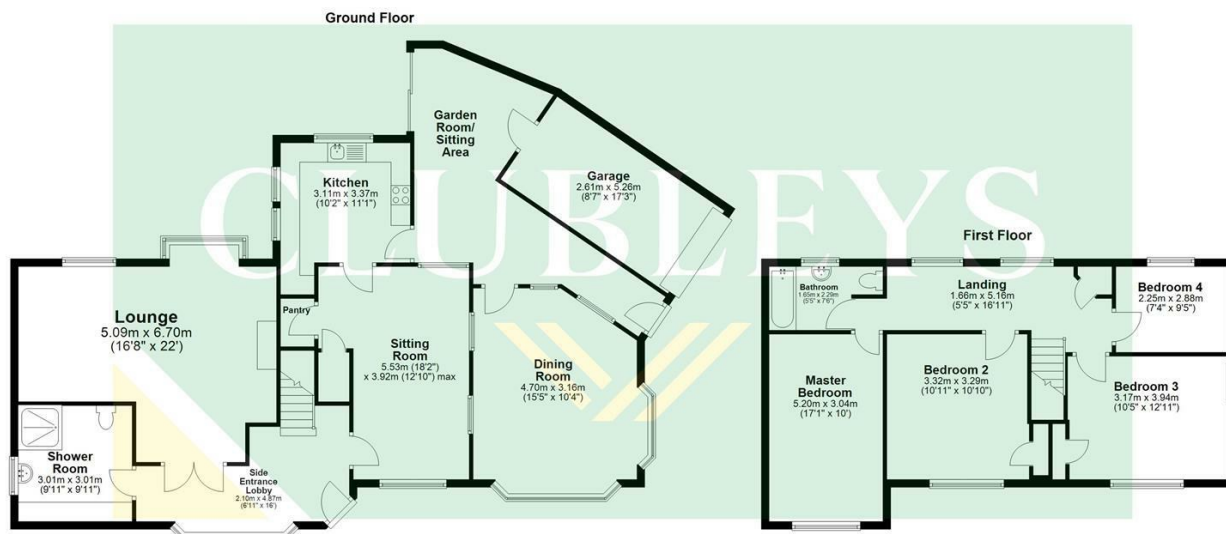
##### APPLIANCES

None of the appliances have been tested by the agent.









#### 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>

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.

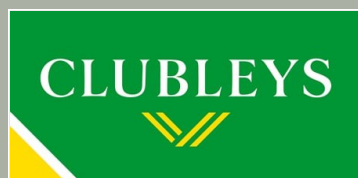
#### MORTGAGES

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](mailto: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.

#### 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.



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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

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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.