



£5000 TOWARDS DEPOSIT - This four bed semi detached property is in a sought after location in Brough. Ever popular style of property, with sitting room, kitchen, utility and separate WC. To the first floor there are two bedrooms and to the second floor a further two bedrooms in the loft. Must be viewed internally to appreciate this extended property. MORE DETAILS TO FOLLOW...



Tenure: Freehold
East Riding of Yorkshire Council
BAND: A

ACCOMMODATION COMPRISES:

ENTRANCE HALLWAY

Entered via a UPVC front entrance door, having a radiator and stairs to the first floor accommodation.

LOUNGE

4.82m x 3.47m (15'9" x 11'4")

Double glazed window to the front elevation, coving to the ceiling, and a radiator.

KITCHEN

4.81m x 3.10m (15'9" x 10'2")

Matching arrangement of floor and wall cupboards, working surfaces incorporating composite sink unit, washing machine, dishwasher, fridge/freezer, electric oven with extractor fan above. Double glazed window to the rear elevation, radiator, coving to the ceiling and pantry cupboard housing wall mounted gas central heating boiler,

PLAY ROOM

3.03m x 1.41m (9'11" x 4'7")

Double glazed window to the front elevation, radiator, under stairs cupboard, and UPVC rear door.

WC

0.91m x 1.45m (2'11" x 4'9")

Low flush WC, hand basin, and a opaque double glazed window to the side elevation.

FIRST FLOOR

4.93m x 2.90m (16'2" x 9'6")

Double glazed window to the front and side elevation, radiator, and stairs to the second floor accommodation.

BEDROOM ONE

3.98m x 3.14m (13'0" x 10'3")

Double glazed window to the rear elevation, radiator, and cupboard with hanging rail.

BEDROOM TWO

3.45m x 2.84m excluding door recess (11'3" x 9'3" excluding door recess)

Double glazed window to the front elevation and radiator.

BATHROOM

1.67m x 1.77m (5'5" x 5'9")

Fitted suite comprising bath with mixer tap, shower

over and side screen, hand basin in vanity unit, low flush WC, ladder style radiator, fully tiled walls and floor, and opaque double glazed window to the rear elevation.

SECOND FLOOR

4.84m x 2.74m (15'10" x 8'11")

Velux window and recess lighting.

BEDROOM THREE

2.11m x 2.83m (6'11" x 9'3")

Double glazed window to the rear elevation, recess lighting, and a radiator.

BEDROOM FOUR

2.11m x 2.81m (6'11" x 9'2")

Double glazed window to the rear elevation, recess lighting, and a radiator.

OUTSIDE

Gardens to both front and rear. On street parking.

ADDITIONAL INFORMATION

Council Tax - Band A

*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

SERVICES

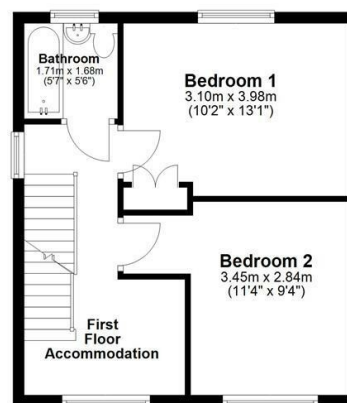
APPLIANCES



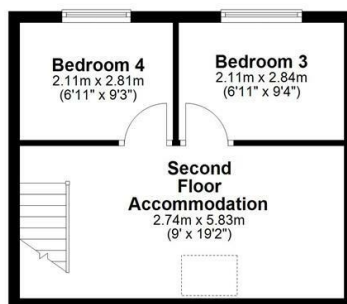
Ground Floor



First Floor



Second 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

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

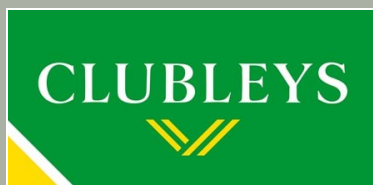
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 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.