

33, Blackburn Avenue,  
Brough, HU15 1BD  
£140,000



A charming two-bedroom mews house presents an excellent opportunity for both first-time buyers and those seeking a comfortable first home. The property boasts the advantages of gas central heating and double glazing, ensuring a warm and inviting atmosphere throughout.

Conveniently located near the heart of the village, residents will find themselves just a stone's throw away from a variety of local amenities, as well as the railway station, making commuting a breeze. The well-designed accommodation comprises a light and airy lounge, a functional kitchen, two bedrooms offering ample space, the bathroom complete with shower.

Outside a fully enclosed garden to the rear, providing a private outdoor space. Additionally, the garden leads to pedestrian access to a single garage, with parking conveniently located in the nearby courtyard.

Council Tax - ERYCC: Band B  
Viewing a must!



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Tenure: Freehold  
East Riding of Yorkshire  
BAND: B

## ACCOMMODATION COMPRISES

### ENTRANCE HALL

### KITCHEN

2.55m x 2.39m (8'4" x 7'10")

Range of high gloss base, wall, and drawer units, with built in larder unit. Complimentary work surfaces over. With one and a half stainless steel sink unit, electric oven, four ring gas hob with extractor hood over, plumbing for washing machine. Vinyl effect flooring, coved ceiling, part tiled walls and space for fridge freezer, Window to front elevation.

### LIVING ROOM

4.69m x 3.6m (15'4" x 11'9")

Spacious room. Door leading to the enclosed rear garden, window to rear elevation, radiator and stairs off to...

### FIRST FLOOR

### BEDROOM ONE

3.62m x 2.86m (11'10" x 9'4")

High level cupboard over the staircase, coved ceiling and telephone point, window to rear, radiator. Built in storage.

### BEDROOM TWO

3.7m x 1.75m (12'1" x 5'8")

Hatch to loft. Telephone point, radiator, window to front elevation..

### BATHROOM

2.69m x 1.75m (8'9" x 5'8")

White suite comprising low level WC, pedestal wash hand basin, panelled bath with mains fed shower over, part tiled, extractor fan, vinyl flooring, recessed cupboard housing combination central heating boiler.

### OUTSIDE/GARAGE

Low maintenance fully enclosed rear garden with paved patio area adjacent the property, gate giving access to the single garage and additional courtyard 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.

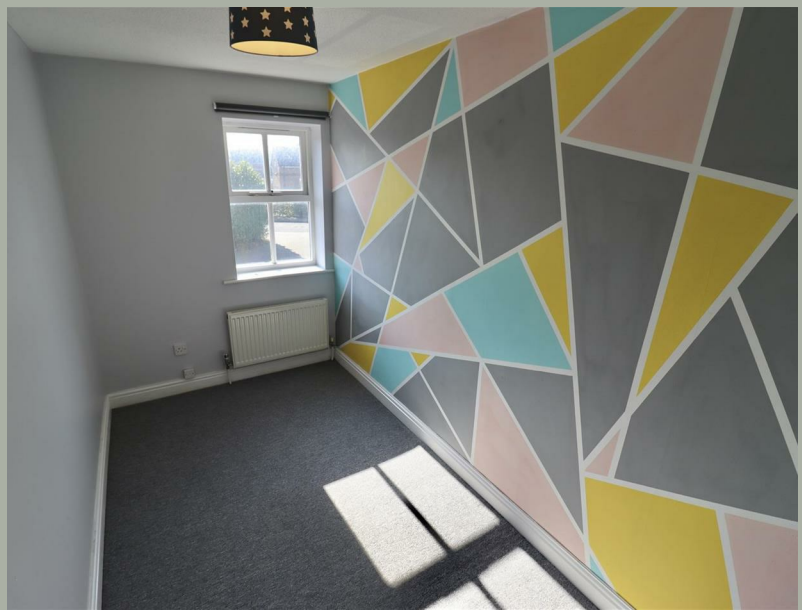
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### SERVICES

Mains drains, water, gas and electricity.

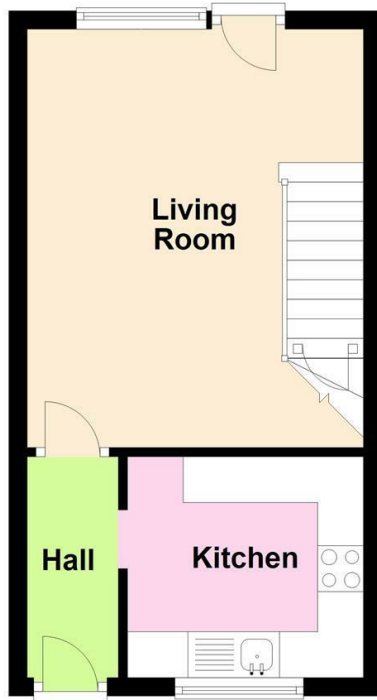
### APPLIANCES

None of the appliances have been tested by the agents.



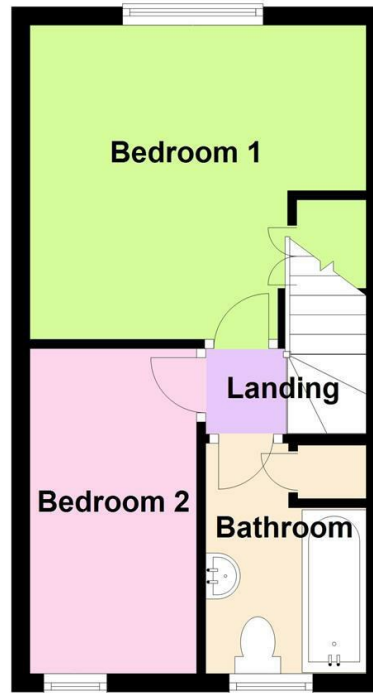
## Ground Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



## First Floor

Approx. 26.0 sq. metres (279.4 sq. feet)



Total area: approx. 51.9 sq. metres (558.7 sq. feet)

### 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

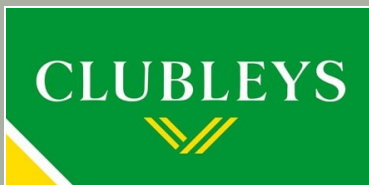
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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](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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		76	
(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.