



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **17 Main Street, Brough, Yorkshire HU15 1JN**

### **£295,000**

STUNNING EXTENDED TWO-BEDROOM COTTAGE OFFERING STYLISH OPEN-PLAN LIVING, A GENEROUS LANDSCAPED GARDEN, AND HIGH-QUALITY FINISHES THROUGHOUT, SET IN THE HEART OF A SOUGHT-AFTER VILLAGE LOCATION.

Nestled on Main Street in the picturesque village of Elloughton, Brough, this exquisite two-bedroom terraced cottage is a remarkable find. Having been thoughtfully extended and refurbished to an exceptional standard, it is perfectly suited for first-time buyers or couples in search of a ready-to-move-into home. The property features modern finishes throughout, creating a contemporary yet inviting atmosphere.

As you step inside, you are welcomed by spacious open-plan reception rooms that provide ample living space, ideal for both relaxation and entertaining guests. The modern kitchen, equipped with integrated appliances, is sure to delight any home cook. Additionally, the property features an updated boiler and central heating system, along with a full electrical re-wire when the current vendor purchased the property in 2020, ensuring peace of mind for years to come.

One of the standout features of this charming cottage is the deceptively large L-shaped garden, which has been further enhanced, making it a perfect outdoor space for gatherings or tranquil evenings. The two double bedrooms and well-appointed bathroom offer comfortable retreats, providing plenty of room for rest and relaxation.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### **COUNCIL TAX BAND**

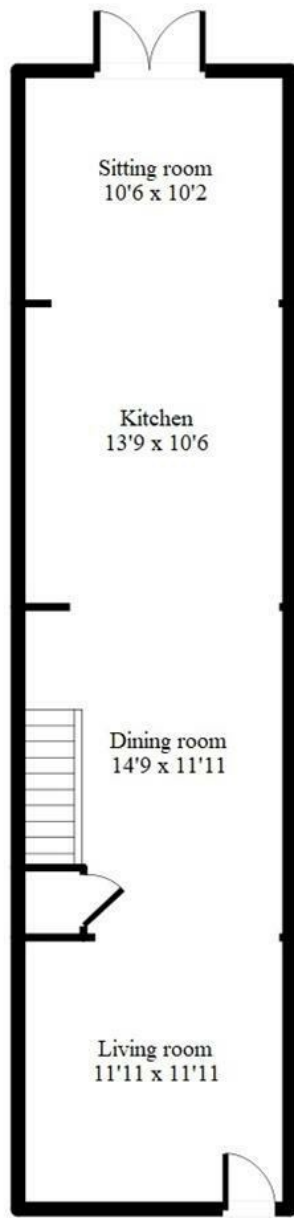
Symonds + Greenham have been informed that this property is in Council Tax Band "C"

### **TENURE**

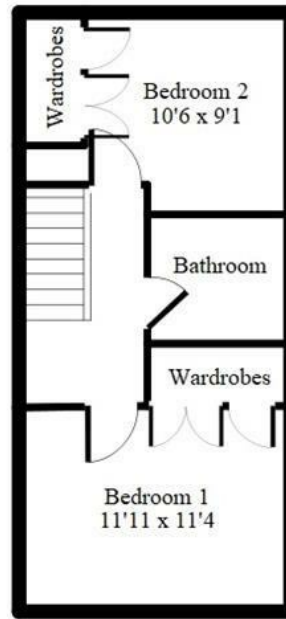
Symonds + Greenham have been informed that this property is Freehold

### **FLOOR PLAN DISCLAIMER**

The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.



Ground floor



First floor

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(82 plus) <b>A</b>	<b>84</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 plus) <b>A</b>	<b>84</b>
(81-81) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

