



53 Swale Road, Brough, East Yorkshire, HU15 1GG

- Modern Two Bedroom Mid Terrace House
- Entrance Porch with Cloakroom WC
- Rear Facing Kitchen Diner with Stairs off
- Garden Areas
- Gas Fired Central Heating System
- Ideally Suited to the First Time or Investment Buyer
- Front Facing Lounge
- Two Bedrooms and Bathroom
- Allocated Car Parking Space
- Double Glazing

Offers In The Region Of £175,000



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53 Swale Road, Brough, East Yorkshire, HU15 1GG

Modern two bedroom mid terrace house, ideally suited to the first time or investment buyer. An early viewing is highly recommended to appreciate this super home. The accommodation comprises:- Entrance porch with cloakroom/WC off. Front facing lounge with wall mounted electric fire. Rear facing kitchen diner with some appliances and stairs leading off to the first floor accommodation. On the first floor can be found the two bedrooms and a family bathroom. Rear garden area with an allocated parking space in a communal area. Gas fired central heating system and double glazing.

Location

Located off Constable Way, the property is best approached by travelling along Welton Road. Turn onto Loxley Way then onto Constable Way. Swale Road is the first turning on the right hand side. Brough and surrounding area is well served by a range of local amenities including three supermarkets, primary schools and within the catchment of the South Hunsley senior school. Brough also benefits from a mainline railway connection.

Entrance Porch

Main front entrance door provides access into the property. Radiator.

Cloakroom WC

Fitted with a two piece suite of WC and separate wash hand basin. Part tiled walls. Radiator.

Lounge

4.44m x 3.15m (14' 7" x 10' 4")

Window to the front elevation. Wall mounted electric fire. Radiator. Under stairs cupboard.

Kitchen Diner

2.74m x 4.11m (9' x 13' 6")

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Appliances of electric cooker and washing machine. Space for upright fridge freezer. Wall mounted Alpha gas fired central heating boiler. Radiator. Stairs off to the first floor accommodation. Window to the rear elevation. Patio door to the rear.

First Floor

Storage cupboard. Access to roof void.

Bedroom One

3.26m x 4.12m (10' 8" x 13' 6")

Windows to the front elevation. Radiator.

Bedroom Two

3.13m x 2.16m (10' 3" x 7' 1")

Measurements plus recess area. Window to the rear elevation. Radiator.

Bathroom

1.68m x 1.87m (5' 6" x 6' 2")

Containing a three piece suite of bath with shower over with screen. Wash hand basin. WC. Part tiled walls. Window to the rear elevation. Towel rail type radiator.

Outside

There is a small front low maintenance garden area with pedestrian footpath to the front door. The enclosed rear garden has a grassed area and small patio area. There is a useful garden store.

Car Parking Space

The property benefits from an allocated car parking space which is located in a communal parking area off set from the property.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

The current energy rating on the property is C (76).

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT170053000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

Services

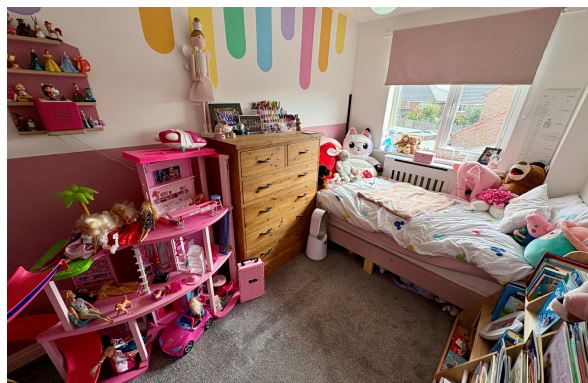
The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested. For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

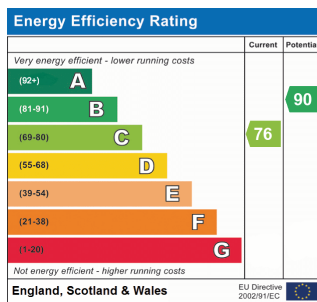
Tenure

The property has two titles. There is a Freehold title for the house and a Leasehold title for the allocated car parking space. The leasehold title has a 99 year term from 1st January 2007.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777





Address: Brough, HU15

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