



## 40 Station Road, Brough, East Yorkshire, HU15 1EA

- Well Proportioned End Terrace House
- Entrance Lobby with Reception Hallway
- Front Facing Lounge
- Kitchen with space for Appliances
- Bathroom with Four Piece Suite
- Well Placed for Amenities and Train Station
- Ground Floor Cloakroom/WC
- Dining Room with access to Breakfast Area
- First Floor Landing with Three Bedrooms off
- Paved Rear Garden Area with Garage

**Offers In The Region Of £185,000**



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# 40 Station Road, Brough, East Yorkshire, HU15 1EA

Cash buyers preferred for this well proportioned end terrace house, ideally placed for access to nearby amenities and the Train Station. Recommended for an internal viewing to fully appreciate the space provided. Entrance lobby, reception hallway, cloakroom/WC, lounge, dining room, breakfast area with access to the kitchen. On the first floor can be found the three bedrooms and a four piece bathroom suite. Split level rear paved garden area and single garage. Gas central heating system and double glazing to the house external windows and doors. Viewing via Leonards please.

## Location

Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

## Entrance Lobby

Main front entrance door provides access into the property. Inner part single glazed door leads into:

## Reception Hall

With stairs leading off to the first floor accommodation, window to the side elevation, radiator, wooden effect flooring and access to ground floor rooms off.

## Lounge

12'10" to back of chimney breast x 12'4" + recess (3.935m to back of chimney breast x 3.781m + recess)

Window to the front elevation, fire surround with coal effect gas fire (not tested), radiator and recess area with under stairs cupboard.

## Cloakroom WC

Suite of WC and wash hand basin, part tiled walls,

## Dining Room

14'1" to back of the chimney breast x 10'9" (4.316m to back of the chimney breast x 3.288m)

With French doors overlooking the rear garden area, radiator, wooden effect flooring and access leading into:

## Breakfast Area

9'11" x 11'2" (3.024m x 3.412m)

Fitted with a range wall and base units with work surfaces over, window to the side elevation, radiator, concealed gas fired central heating boiler and access into:

## Kitchen Area

9'11" x 6'6" (3.029m x 2.004m)

Fitted with a range of wall and base units with work surfaces over, single drainer sink unit with mixer tap. Space for free standing appliances of cooker, washing machine and under counter fridge and freezer. Windows to the side and rear elevations with rear entrance door.

## First Floor Landing

Window to the side elevation, radiator and access to all rooms off.

## Bedroom One

13'1" to chimney breast x 10'11" (3.996m to chimney breast x 3.328m)

Window to the rear elevation, radiator and range of wardrobes.

## Bedroom Two

9'11" to chimney breast x 12'10" (3.023m to chimney breast x 3.915m)

Window to the front elevation, radiator and two built in cupboards.

## Bedroom Three

6'1" x 12'4" (1.856m x 3.784m)

Window to the front elevation, radiator and access to roof void.

## Bathroom

9'11" max x 11'2" (3.023m max x 3.407m)

Fitted with a four piece suite of corner bath, shower cubicle with electric shower unit, wash hand basin and WC. Windows to the side and rear elevations, tiling to the walls and radiator.



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## Outside

The property fronts directly onto the main footpath. To the rear there is a split level paved garden area with access to the single garage and gateway leading to Saltgrounds Road at the rear.

## Garage

10'8" x 16'1" (3.267m x 4.918m)

With up and over door, personal access door to the rear, single glazed side window, light and power.

## Energy Performance Certificate

The current energy rating on the property is D (58).

## 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.

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## Services

The mains services of water, gas and electric are connected.

## Tenure

The tenure of this property is Freehold.

## 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 ELT165040000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

## Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

## Free Sales Market Appraisal/Valuation

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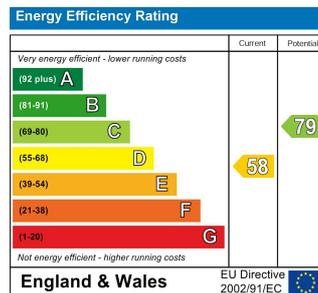
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