



32, Husthwaite Road,
Brough, HU15 1TF
£230,000



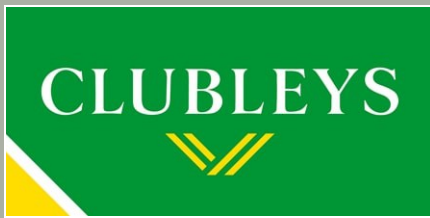
Located on Husthwaite Road in Brough, this delightful three-bedroom semi-detached house is an ideal home for a growing family. The property boasts a warm and inviting atmosphere, enhanced by its lovely features that create a comfortable living space.

Upon entering, you will find a spacious reception room that serves as the perfect gathering place for family and friends. The heart of the home is undoubtedly the breakfast kitchen, which offers ample space for casual dining and family meals. This well-designed area is perfect for those who enjoy cooking and entertaining. There is also a cloakroom (currently used as a utility room)

The property comprises three well-proportioned bedrooms, providing plenty of room for family members or guests. The master bedroom benefits from an ensuite bathroom, ensuring privacy and convenience. Additionally, there is a family bathroom that caters to the needs of the household.

There is a private garden to the side elevation with patio. Parking is available, adding to the practicality of this lovely home. The central location in Brough means that you are within easy reach of local amenities, schools, and transport links, making it a convenient choice for families.

In summary, this semi-detached house on Husthwaite Road offers a wonderful opportunity for those seeking a family home in a friendly community. With its charming features, ample space, and prime location, it is sure to appeal to many. Do not miss the chance to make this delightful property your own.



Tenure: Freehold
East Riding of Yorkshire
BAND: C

ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

4.066' x 1.976' (13'4" x 6'5")

With understairs cupboard, stairs off and doors leading to...

DOWNSTAIRS CLOAKROOM

0.908 x 1.423 (2'11" x 4'8")

Plumber for washer/WC, pedestal wash basin

BREAKFAST KITCHEN

4.831 x 2.894 (15'10" x 9'5")

UPVC double glazed window to front and side aspect, with French doors to side, leading to garden.

Kitchen with a range of base and wall mounted units, sink drainer, space for fridge/freezer, integrated oven/hob with extractor over, plumbed for washer/dishwasher.

LOUNGE

3.094 x 4.844 (10'1" x 15'10")

UPVC double glazed window to side and rear elevation.

BATHROOM

1.680 x 2.059 (5'6" x 6'9")

Comprising, panel bath with shower attachment. Pedestal sink, low level WC and heated towel rail.

MASTER BEDROOM

2.539 x 3.928 (8'3" x 12'10")

UPVC double glazed windows x two to front elevation. Leading to...

ENSUITE

1.248 x 1.277 (4'1" x 4'2")

UPVC double glazed window to side elevation, shower cubicle, pedestal wash basin and low level WC

BEDROOM TWO

3.072 x 2.678 (10'0" x 8'9")

UPVC double glazed window to side and front elevation, built in storage cupboard housing hot water tank. Loft access.

BEDROOM THREE

2.392 x 2.058 (7'10" x 6'9")

UPVC double glazed window to side elevation.

LANDING

With doors leading to...

OUTSIDE

Garden to left hand side aspect with high level brick and timber fencing, low maintenance artificial turf and paved patio. To the right hand side aspect there is a parking space. To the front leading onto the street, there is gravelled borders planter borders.

ADDITIONAL INFORMATION

EPC RATING C - COUNCIL TAX BAND C

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.

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

FLOOR PLANS/MEASUREMENTS

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

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Ground Floor



Total area: approx. 77.4 sq. metres (833.0 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

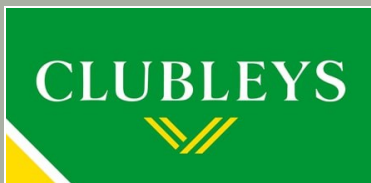
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	79	
(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.