

16, Loxley Way,  
Brough, HU15 1GB  
£170,000



A mid-terrace town house offers a perfect blend of comfort and modern living. Built in 2003, the property spans an inviting 753 square feet and features two well-proportioned bedrooms.

Comprises: Entrance into spacious lounge, a fitted kitchen. The property boasts two bathrooms to include an en suite to the master bedroom, which adds a touch of convenience to daily routines. The first-floor bathroom is equipped with a shower attachment, catering to all your bathing needs. The property benefits from gas central heating and double glazing.

Outside, the low-maintenance rear garden provides a space for outdoor enjoyment - Additionally, private parking is available in a nearby courtyard, offering ease and security for your vehicle. This property is not only a wonderful home but also a fantastic opportunity to enjoy the vibrant community of Brough. With its modern amenities and convenient location, this two-bedroom town house is sure to appeal to a variety of buyers. Don't miss the chance to make this charming property your own.

Viewing Highly Advised.



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Tenure: Freehold  
east Riding of Yorkshire  
BAND: B

## ACCOMMODATION COMPRISES:

### ENTRANCE HALLWAY

Panelled entrance door leading in. Radiator.

### CLOAKROOM

1.626 x 0.998 (5'4" x 3'3")

Suite comprising: Pedestal wash hand basin, low flush WC, part tiled to surrounds, ceiling light.

### LIVING ROOM

4.589 x 2.561 (15'0" x 8'4")

Spacious room with modern feature fireplace, inset & hearth housing electric fire. Understairs storage cupboard, radiator, tv and phone point. Window to front elevation, and pendant ceiling light.

### BREAKFAST KITCHEN

4.116 x 2.714 (13'6" x 8'10")

A good size space with a range of base, floor and wall units and complimentary work surfaces.. Incorporating one and half bowl sink unit with mixer tap, four ring gas hob, built in electric oven and concealed extractor. Plumbing for washing machine, space for fridge freezer. Gas central heating boiler (wall mounted). Radiator, window to rear elevation and patio door leading out to rear garden. Space for dining table. Stairs off to the first floor:

### FIRST FLOOR

#### LANDING AREA

Loft access, recessed airing cupboard for storage housing hot water cylinder.

#### BEDROOM ONE (MASTER)

3.444 max to 2.541 x 3.259 (11'3" max to 8'4" x 10'8")

Fitted with a recess wardrobe, radiator. Two opaque windows to the front elevation.

#### EN-SUITE (MASTER BEDROOM)

1.57m x 1.45m (5'2" x 4'9")

Modern shower suite - comprising: vanity sink unit with storage beneath, corner shower cubicle with mains fed shower, low flush WC, Partially tiled walls, radiator and vinyl flooring.

#### BEDROOM TWO

3.259 x 2.169 (10'8" x 7'1")

Double room with white recess wardrobe and radiator. window to the rear elevation.

### BATHROOM

2.059 x 1.852 (6'9" x 6'0")

White suite, comprising: panel bath with hand held shower attachment, low flush WC, pedestal wash hand basin, extractor, partially tiled walls, radiator and vinyl flooring.

### OUTSIDE

#### GARDEN & PARKING

There is a low maintenance rear garden with gravel borders, a pedestrian gate leads to a private parking area with allocated parking space.

### 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.

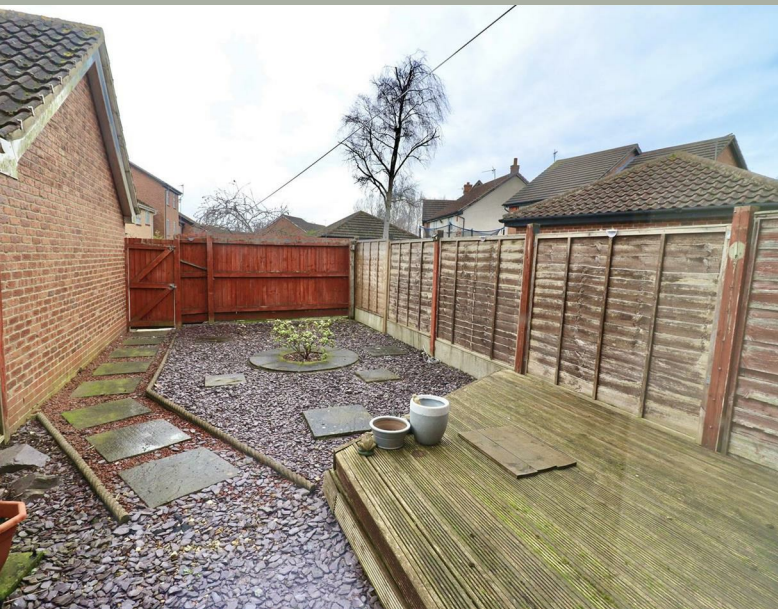
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### SERVICES

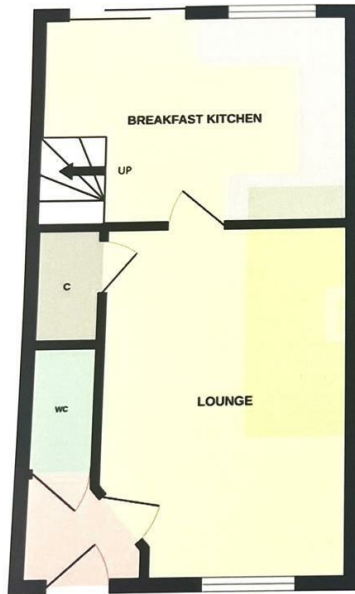
Mains drains, gas, water and electricity are connected to this property.

### APPLIANCES

None of the appliances have been tested by the estate agent.



GROUND FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR  
323 sq.ft. (30.0 sq.m.) approx.



**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**

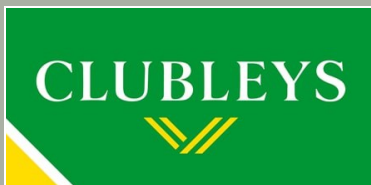
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		72	89
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.