10 Ferry Court, Saltgrounds Road, Brough, HU15 1ET

£168,000







This three-bedroom terraced house presents an excellent opportunity for first-time buyers or investors. The property boasts a well-proportioned reception room, great sized dining kitchen perfect for a growing family.

The three bedrooms offer ample space. The bathroom is conveniently located on the first floor. Gardens to front and rear, garage and off street parking.

One of the standout features of this property is its proximity to the railway station, making it an ideal choice for commuters or those who enjoy exploring the surrounding areas. Brough itself is a lovely town, offering a range of local amenities, schools, and parks, all within easy reach.

This terraced house combines practicality, makes it a wonderful place to call home. Whether you are starting your property journey or looking for a new family abode.

Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
2.641 x 1.366 (8'7" x 4'5")
UPVC double glazed entrance door, UPVC double glazed window to the front, large than average hallway, stairs leading to first floor accommodation.

LOUNGE
4.562 x 3.917 (14'11" x 12'10")
UPVC double glazed window to the front, understairs cupboard for storage, radiator.

KITCHEN/DINER
3.152 x 4.857 (10'4" x 15'11")
Fitted with wall & base units with work surfaces over, stainless sink with mixer tap, space for Rangemaster style cooker, space for fridge/freezer, space/plumbing for washing machine, space for dining room table, UPVC double glazed windows to the rear, UPVC double glazed door leading to rear garden.

LANDING
Cupboard for storage.

BEDROOM ONE
3.696 x 2.936 (12'1" x 9'7")
UPVC double glazed window to the rear, radiator.

BEDROOM TWO
3.695 x 2.452 (12'1" x 8'0")
UPVC double glazed window to the front, radiator.

BEDROOM THREE
2.690 x 2.303 (8'9" x 7'6")
UPVC double glazed window to the front, radiator.

BATHROOM
1.951 x 1.804 (6'4" x 5'11")
UPVC double glazed opaque window to the rear, low level W.C, pedestal wash hand basin, P shaped panelled bath with shower over, radiator.

OUTSIDE
To the front of the property is the garden which is mainly laid to lawn with a paved pathway leading to front entrance door. To the rear of the property is the gated garden with wooden perimeter fencing, mainly laid to lawn with access to a single garage with personnel door.

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.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

APPLIANCES
No appliances have been tested by the agent.

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

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Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor

First Floor



Total area: approx. 81.4 sq. metres (875.7 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.

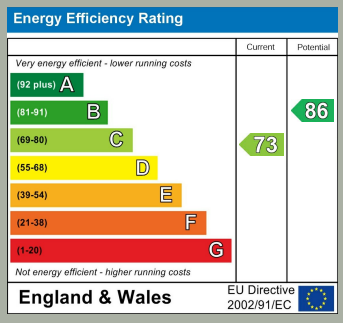
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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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.