

22, Freeman Avenue,  
Brough, HU15 1BW  
£210,000



## ABOUT THE PROPERTY

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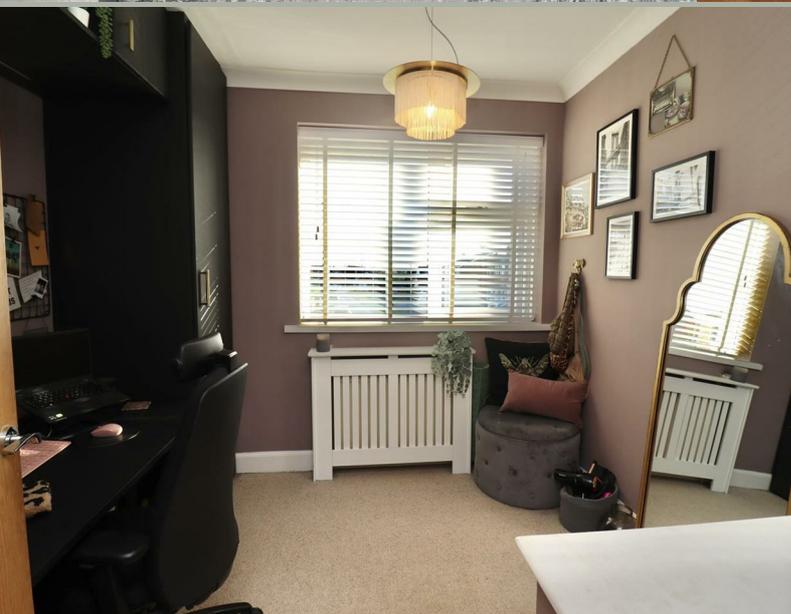
Located on Freeman Avenue in Brough, this well presented semi-detached house offers a great blend of comfort/convenience and modern living. With three well-proportioned bedrooms, this property is ideal for both families and first time buyers alike. The inviting reception room provides a warm and welcoming atmosphere, the modern kitchen has a lovely range of modern units and the dining room has patio doors opening into the rear garden. To the first floor are three well appointed bedrooms and a modern family bathroom.

One of the standout features of this property is the ample parking space and larger than average sized garage.

Brough is known for its friendly community and excellent local amenities, making it a desirable location for both families and professionals. With easy access for commuting, nearby schools, parks, and shops, you will find everything you need within a short distance.

Tenure - Freehold  
Council tax - B  
EPC - TBC







Tenure: Freehold  
East Riding of Yorkshire  
Band: B

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite entrance door leads into the hallway with glass side panel, feature tiled flooring, radiator and stairs to the first floor.

### LIVING ROOM

4.44m x 4.38m (14'6" x 14'4")

A well presented spacious room with feature ornamental fire surround, understairs storage units and timber flooring, radiator, UPVC double glazed window to the front.

### KITCHEN

2.73m x 2.62m (8'11" x 8'7")

Having an excellent range of modern wall and floor units with complimentary work surfaces incorporating stainless steel sink unit, single oven, four ring electric hob with stainless steel extractor over, space for fridge freezer, integrated dishwasher. Recessed spotlights and timber flooring. Feature brick archway opening into the dining room. UPVC double glazed window to the rear, UPVC double glazed opaque door leading to rear garden, radiator.

### DINING ROOM

2.80m x 2.59m (9'2" x 8'5")

Patio doors opening onto the rear patio area, timber flooring and feature panelled wall, pendant lighting, radiator.

### FIRST FLOOR

#### LANDING

Loft access.

#### BEDROOM ONE

4.24m max x 3.29m max (13'10" max x 10'9" max)

Lovely double room to the front of the property with a range of fitted wardrobes, radiator, UPVC double glazed window, ceiling light.

#### BEDROOM TWO

3.30m max x 2.91m max (10'9" max x 9'6" max)

Double room to the rear of the property with storage cupboard, scaffold board shelving, radiator, UPVC double glazed window.

#### BEDROOM THREE

2.71m x 2.64m (8'10" x 8'7")

To the front of the property with fitted wardrobes, radiator, UPVC double glazed window.

### FAMILY BATHROOM

1.91m x 1.63m (6'3" x 5'4")

Modern suite comprising of low level WC, panelled bath with shower over and screen, wall mounted vanity sink unit with storage under. Chrome ladder radiator, tiled floor and complimentary tiling to the walls, UPVC double glazed opaque window. This family bathroom also benefits from underfloor heating.

### OUTSIDE

To the front of the property is a well maintained gravel area and a side driveway provides off street parking leading to a larger than average garage. The rear garden has been laid to lawn with a large paved patio area adjacent to the property and a feature wooden planter. Timber fencing to the boundary line and personnel door into the garage. The garden also benefits from a brick built pizza oven/barbeque.

### 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

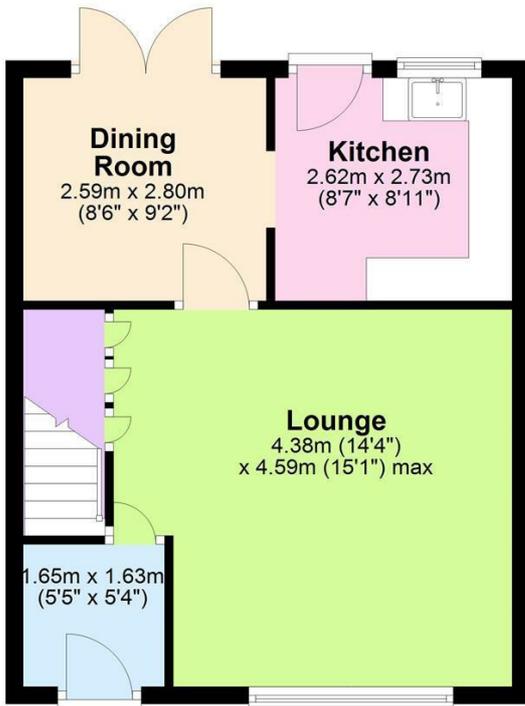
Mains drains, water, gas and electricity.

### APPLIANCES

None of the appliances have been tested by the agents.



## Ground Floor



## First Floor



### 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.

### 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.



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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			
<b>England &amp; Wales</b>		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.