

3, Vickers Croft,
Brough, HU15 1XN
£270,000



ABOUT THE PROPERTY

****VACANT POSSESSION****

Beautiful home with modern features three well-proportioned bedrooms, a perfect breakfast/dining kitchen suitable for a growing family. The two bathrooms are thoughtfully designed, catering to the needs of a busy household. The inviting reception room serves as the heart of the home.

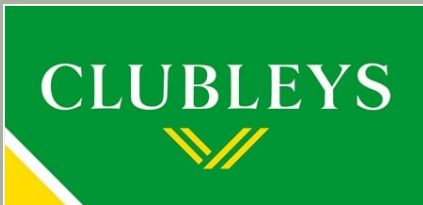
One of the standout features of this property is its attached garage, providing convenient storage or parking options. The location is particularly advantageous, with easy access to the A63 and M62, making commuting a breeze.

This house is not just a property; it is a canvas for you to create your dream home. With its modern design and prime location in the heart of Brough, it presents an excellent opportunity for those looking to settle in a friendly community.

Located in a quiet cul-de-sac of Vickers Croft in Brough, this detached house has a lot to offer.







Tenure: Freehold
EAST RIDING COUNTY COUNCIL
Band: D

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

With staircase leading to first floor.

LOUNGE

5.17 x 3.07 (16'11" x 10'0")

With bay window to front aspect and understairs cupboard.

BREAKFAST KITCHEN

2.51 x 5.17 (8'2" x 16'11")

With french doors and side panels, and window looking on to the rear garden. The kitchen has a range of base and wall mounted units with laminated worktops. Incorporating integrated gas hob and extractor fan over, wall mounted oven, dishwasher and fridge/freezer. Sink drainer and mixer tap. Door leading to...

UTILITY ROOM

With fitted units and space for washer and dryer. Window to rear. Door to...

CLOAKROOM/WC

With low level WC and corner pedestal wash basin. Window to side.

FIRST FLOOR

LANDING

With loft access

BEDROOM ONE

3.64 x 2.72 (11'11" x 8'11")

Windows to both rear and front elevation, walk in dressing area with fitted wardrobes. Door leading to..

ENSUITE

Comprising shower enclosure, tiled splashbacks, wash basin and low level WC, window to rear.

BEDROOM TWO

3.39 x 3.07 (11'1" x 10'0")

Window to front elevation, fitted wardrobes, storage cupboard.

BEDROOM THREE

3.26 X 1.81

Window to rear.

BATHROOM

1.88 x 1.90 (6'2" x 6'2")

Window to rear, panel bath with shower and screen over, pedestal wash basin and low flush WC. Tiled splash backs.

OUTSIDE

To the rear, a lawned garden and paved patio, with timber boundary fencing. To the front, a lawned garden with driveway providing off street parking for two vehicles, and a single attached garage.

ADDITIONAL INFORMATION

FREEHOLD

COUNCIL TAX BAND - D

EPC RATING - B

*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

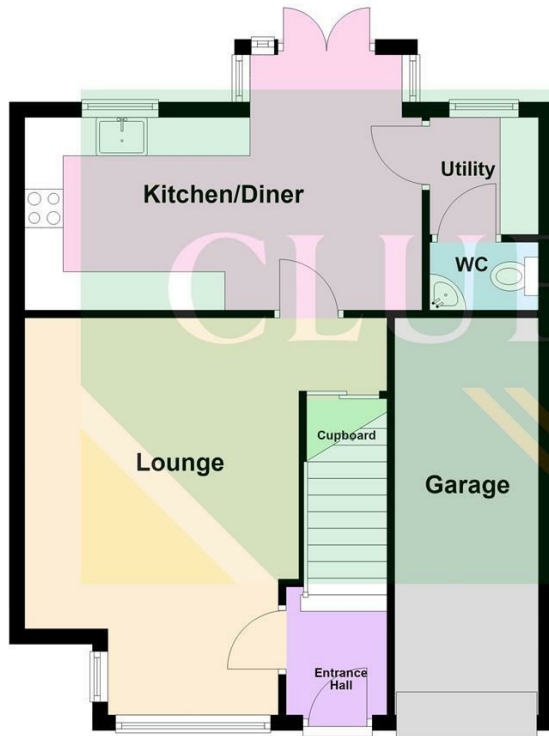
No appliances have been tested by the agent.

SERVICES

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



Ground Floor



First Floor



Total area: approx. 95.0 sq. metres (1023.1 sq. feet)

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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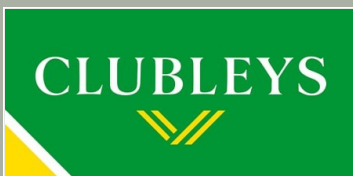
MORTGAGES

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 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	76	81
(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	

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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.