CLUBLEYS

54, Blackburn Avenue, Brough, HU15 1ER
Guide Price £195,000







Blackburn Avenue in Brough presents an excellent opportunity to acquire a home in a popular location. The property has three well-proportioned bedrooms.

The house is designed to cater for modern living with its multifunctional layout, ensuring that every corner of the home is utilised effectively. Additionally, the property includes parking and integral garage offering convenience in this desirable neighbourhood.

Brough is known for its community family feel and with excellent local amenities, and good transport links. Nearby schools. Easy access to A63/M62.

In summary, this three-bedroom semi-detached house on Blackburn Avenue must be viewed.

Tenure - Freehold
Tax Band - B
Epc - C

Tenure: Freehold
East Riding of Yorkshire Council
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Entrance door into hallway with laminate wood flooring.

LIVING ROOM
6.07 x 4.50 (19'10" x 14'9")
Spacious room withT.V. aerial point, telephone point, dado rail, ceiling coving, laminate wood flooring, radiator and staircase to first floor.

KITCHEN
2.87 x 2.00 (9'4" x 6'6")
Fitted with a range of wall and base units with complimentary work surfaces, stainless steel sink, electric oven and four ring gas hob with extractor hood over. Wall mounted gas fired central heating boiler and ceiling coving, opening into:-

DINING ROOM
2.87 x 2.44 (9'4" x 8'0")
With laminate flooring, radiator, dado rail, french doors to garden.

FIRST FLOOR

LANDING

BEDROOM ONE
2.00 x 2.50 (6'6" x 8'2")
With fitted wardrobes, overhead storage, bed recess, bedside cabinets, T.V. aerial point, access to loft space and radiator.

BEDROOM TWO
2.94 x 2.14 (9'7" x 7'0")
Double room with airing cupboard and radiator.

BEDROOM THREE
2.37 x 1.96 (7'9" x 6'5")
Radiator.

BATHROOM
1.94 x 2.00 (6'4" x 6'6")
Modern white suite comprising of low level W.C., wash hand basin with cupboard under, panelled bath with shower attachment, part tiled walls, extractor fan and heated towel rail.

OUTSIDE
The property has the benefit of a gravelled garden to the front, with a side gravelled area leading to the rear garden. The rear garden has a paved patio area.

INTEGRAL GARAGE
Up and over door, power and light.

ADDITIONAL INFORMATION
COUNCIL TAX - BAND B
EPC - 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.

Please note these images are not a true reflection of the property as it now vacant.

SERVICES
Mains water, electricity, gas and drainage.

APPLIANCES
No Appliances have been tested by the Agent.

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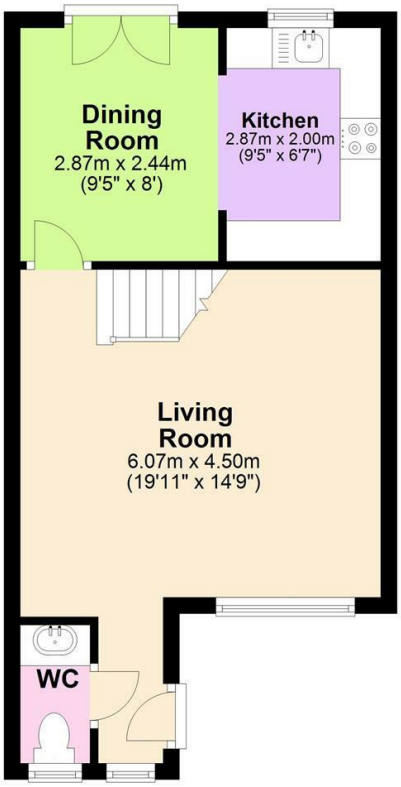




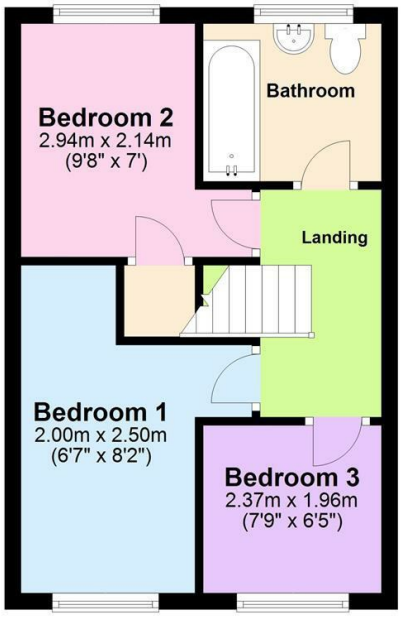




Ground Floor



First Floor



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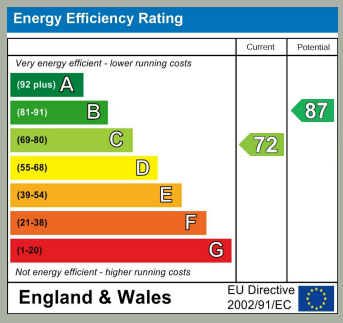
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

CLUBLEYS

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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.