

26, Oak Drive,  
Brough, Newport, HU15 2QU  
£165,000



Located on Oak Drive, Newport, Brough, this delightful semi detached house offers two well-proportioned bedrooms.

The location on Oak Drive is particularly appealing, being within easy reach of local amenities. Residents can enjoy the benefits of nearby shops, parks & transport links, making it a convenient choice for everyday living.

This lovely semi detached house presents an excellent opportunity for those looking to settle in a quiet location without compromising on accessibility. Whether you are a first-time buyer or seeking a low-maintenance home, this property is sure to impress. Do not miss the chance to make this charming house your new home.

Tenure - Freehold  
Council Tax Band - B



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Tenure: Freehold  
East Riding of Yorkshire  
BAND: B

## GROUND FLOOR

### THE ACCOMMODATION COMPRISES

#### ENTRANCE HALL

UPVC double glazed entrance door, radiator, stairs leading to first floor accommodation, access to lounge via solid oak door.

#### LOUNGE

4.29 x 3.00 (14'0" x 9'10")

UPVC double glazed window to the front, radiator, solid oak glazed door leading to kitchen/diner.

#### KITCHEN/DINER

3.96 x 3.00 (12'11" x 9'10")

Fitted with a range of white high gloss wall, floor & drawers units with laminate work surfaces, space for freestanding oven, cooker hood, space/plumbing for washing machine, composite sink with mixer tap, understairs cupboard for storage, space for fridge/freezer, space for dining table, UPVC double glazed window to the rear, UPVC double glazed patio doors leading to south facing rear garden.

## FIRST FLOOR

#### LANDING

Loft access via hatch, recessed spotlights.

#### BEDROOM ONE

3.96 x 3.97 (12'11" x 13'0")

UPVC double glazed window to the front, space for wardrobes, radiator.

#### BEDROOM TWO

3.97 x 2.09 (13'0" x 6'10")

UPVC double glazed window to the rear, cupboard for storage, space for wardrobes, radiator.

#### BATHROOM

1.98 x 1.64 (6'5" x 5'4")

UPVC double glazed opaque window to the side, P shaped paneled bath with shower over, pedestal wash hand basin, low level WC, chrome heated towel rail, recessed spotlights.

#### OUTSIDE

The front garden is laid with decorative stone which provides ample off road parking with the driveway leading down the side of the property. Wooden gates

opening into rear garden.

Lovely south facing rear garden which is part laid to lawn with a raised decking area. Access to the single garage with side 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.

### MEASUREMENTS/FLOORPLAN

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

### SERVICES

Mains drainage, electricity & gas are connected to the property.

### APPLIANCES

No appliances have been tested by the agents.



## Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



## First Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



Total area: approx. 65.2 sq. metres (702.0 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

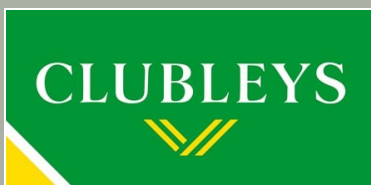
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
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.