



9, Mill Hill,
Brough, Ellerker, HU15 2DG
Offers Over £265,000



Offered with VACANT POSSESSION & NO ONWARD CHAIN!

This spacious semi detached family home filled with character and charm, requires a degree of updating to transform into your dream home! Located in the beautiful sought after village of Ellerker within a quiet cul de sac. This property boasts a spacious L-shaped entrance hallway, two separate reception rooms, kitchen, utility, original pantry and side porch with WC. To the first floor there are three good size bedrooms and a family bathroom.

Outside: To the front elevation is a sweeping driveway providing ample multiple parking, whilst to the rear the elevated garden is a real asset and feature of the home, lawned and established with an array of natural beauty.

Early viewing is highly recommended to appreciate!

Tenure - Freehold
Tax Band - B
EPC - TBC



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Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

1.942 x 3.910 (6'4" x 12'9")

UPVC entrance door leads into the entrance hall with stairs leading to the first floor accommodation and understairs cupboard for storage.

LOUNGE

3.795 x 4.257 (12'5" x 13'11")

UPVC double glazed window to the rear elevation, feature original coal fireplace with wooden surround and marble hearth, cupboard for storage, radiator and access to the kitchen.

DINING ROOM

3.785 x 2.787 (12'5" x 9'1")

UPVC double glazed window to the rear elevation and radiator.

KITCHEN

1.839 x 2.083 (6'0" x 6'10")

UPVC double glazed window to the front elevation, fitted with wall and base units with work surfaces over, stainless steel sink with tap, part tiled walls, access to utility and pantry.

PANTRY

UPVC double glazed window to the front elevation, wooden shelving and space for fridge/freezer.

UTILITY

3.603 x 1.582 (11'9" x 5'2")

UPVC double glazed window to the front elevation, fitted with wall and base units with work surfaces over, space/plumbing for washing machine, dishwasher and space for oven. UPVC door to the side.

PORCH

UPVC double glazed sliding doors, cupboard for storage and access to W.C.

W.C

UPVC double glazed window to the side and low level W.C.

BEDROOM ONE

3.412 x 3.857 (11'2" x 12'7")

UPVC double glazed window to the rear elevation, cupboard for storage and radiator.

BEDROOM TWO

3.257 x 3.250 (10'8" x 10'7")

UPVC double glazed window to the rear elevation, cupboard for storage and radiator.

BEDROOM THREE

2.277 x 2.869 (7'5" x 9'4")

UPVC double glazed window to the front elevation, bulk head storage cupboard and radiator.

BATHROOM

2.436 x 2.148 (7'11" x 7'0")

UPVC double glazed opaque window to the front elevation, panelled bath with electric shower over, wall mounted sink, low level W.C and radiator.

OUTSIDE

To the front of the property is the spacious driveway with shrubs to the perimeter. To the rear of the property is a good sized rear garden which is mainly laid to lawn, with concrete courtyard area featuring an original coal bunker. Fencing to the perimeter and ample space for greenhouses/sheds.

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.

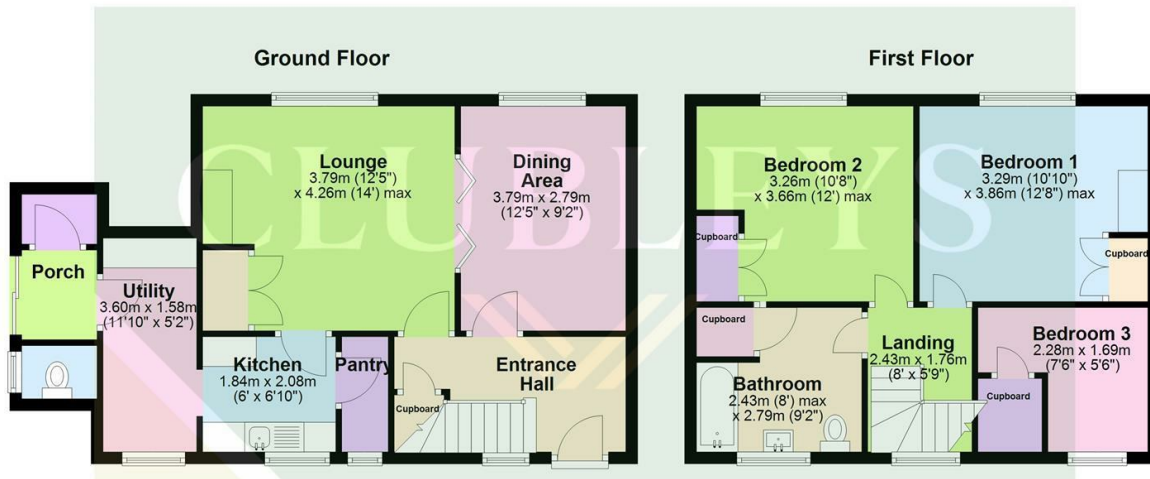
SERVICES

Mains electricity & drainage are connected to the property. There is a gas supply to the property but not plumbed in.

APPLIANCES

No appliances have been tested by the agents.





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

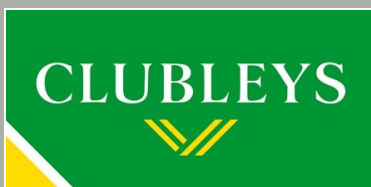
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		53	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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.