

21, The Oval,
Brough, HU15 1BT
£185,000



ABOUT THE PROPERTY

EXTENDED three-bedroom semi-detached house LOCATED IN A POPULAR RESIDENTIAL LOCATION

Comprising of extended IMPRESSIVE KITCHEN, living room and utility/downstairs cloakroom. There are three bedrooms to the first floor and a family bathroom.

Outside, the property benefits a lawned garden to the rear while a spacious block paved driveway offers ample off street parking.

Located in Brough, this home is ideally situated close to local amenities, schools, and transport links.

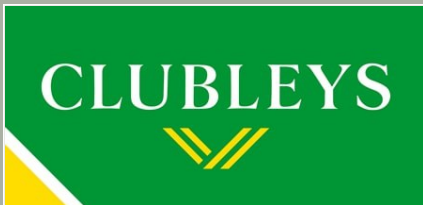
Tenure - Freehold

Tax Band - B

Epc - Tbc







Tenure: Freehold
East Riding of Yorkshire
Band: C

ACCOMODATION COMPRISES

ENTRANCE HALLWAY

Front entrance door leading in.

LOUNGE

4.79 x 3.44 (15'8" x 11'3")

With electric fire and surround, UPVC double glazed window to front aspect.

DINING ROOM

4.83 x 3.1 (15'10" x 10'2")

With laminate flooring and open plan into kitchen. Door to....

UTILITY ROOM

2.95 x 1.41 (9'8" x 4'7")

With fitted units, tiled splashbacks and flooring. Storage.

DOWNSTAIRS WC

4.8 x 2.11 (15'8" x 6'11")

With low level WC, vinyl flooring

KITCHEN

5.74 x 2.76 (18'9" x 9'0")

Fantastic upgraded modern kitchen comprising of an excellent range of base and wall units with wood effect worktops and tiled splashbacks. Integrated oven, four ring hob with chimney extractor over, fridge/freezer and space for washing machine and dishwasher. Tiled flooring

LANDING

BEDROOM ONE

3.93 x 3.1 (12'10" x 10'2")

Double room with UPVC double glazed window and fitted wardrobes.

BEDROOM TWO

3.55 x 3.46 (11'7" x 11'4")

Double room with UPVC double glazed window, storage.

BEDROOM THREE

2.87 x 2.18 (9'4" x 7'1")

To the front elevation.

BATHROOM

2.57 x 1.66 (8'5" x 5'5")

UPVC double glazed window to rear. Suite comprising of panel bath, low level WC and wash

hand basin and heated chrome ladder radiator. Tiled floor and walls.

EXTERNAL

Garden to rear laid mainly to lawn with timber boundary fencing. Shared block paved driveway provides off street parking.

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.

SERVICES/APPLIANCES

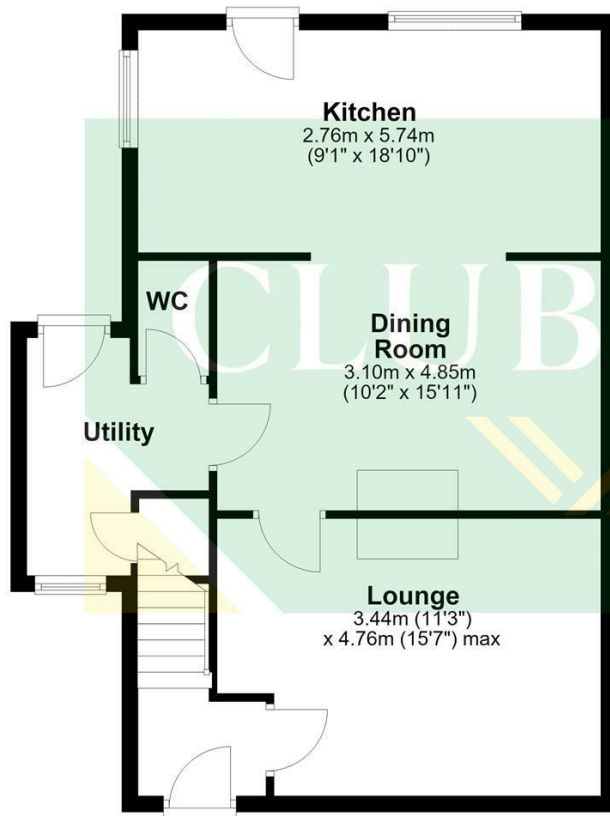
Mains electricity, gas and drainage are connected to the property. No appliances have been tested by the agents.

FLOOR PLAN/MEASUREMENTS

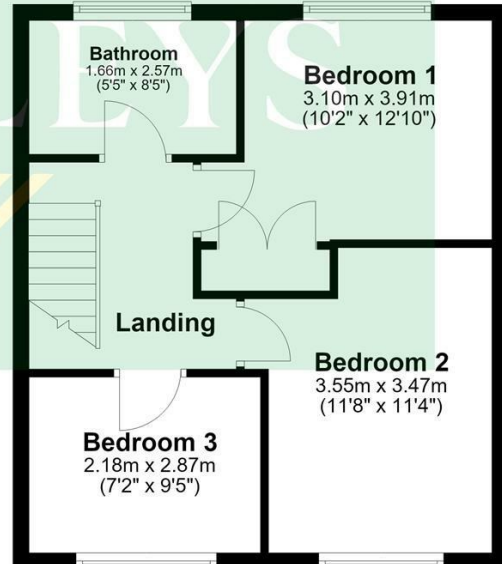
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.



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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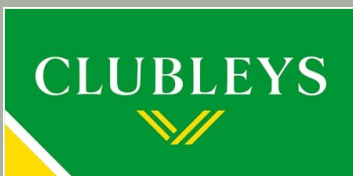
MORTGAGES

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 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			
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.