

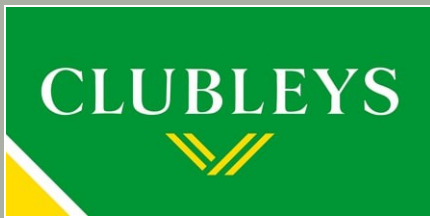


4, Spitfire Drive,
Brough, HU15 1YQ
£205,000



A contemporary three-bedroom semi-detached home crafted by Bellway Homes in 2021. Briefly comprising of Entrance hallway, cloakroom, living room and dining kitchen to the ground floor. to the first floor are three bedrooms and a family bathroom. Outside the rear garden is laid mainly to lawn with front driveway providing parking for two cars.

Tenure - Freehold
Council Tax Band: C
Epc - B



Tenure: Freehold
East Riding of Yorkshire
BAND: C

ACCOMMODATION COMPRISES

Arranged over two floors

GROUND FLOOR

ENTRANCE HALL

Glazed front door giving access, with cloakroom off.

CLOAKROOM/WC

Two piece suite comprising WC and pedestal wash hand basin. Extractor fan.

LOUNGE

3.66m x 4.39m (12'12" x 14'5")

Spacious living area with feature window to the front aspect, staircase leads off to the first floor with storage cupboard beneath.

DINING KITCHEN

4.57m x 2.69m (15'0" x 8'10")

Extends the full width of the property to the rear aspect. Offering a full range of 'Zanussi' integrated appliances which includes fridge freezer, washing machine, dishwasher, oven, hob & extractor. Complimented by an array of base, wall and floor units, contrasting work surfaces & upstands. Window overlooks the rear aspect with stainless steel sink unit beneath. Spacious area that would easily compliment a dining table & chairs. French doors lead out to the rear garden.

FIRST FLOOR

LANDING

BEDROOM ONE

3.68m x 2.44m (12'1" x 8'0")

Spacious double bedroom with window to the rear aspect.

BEDROOM TWO

3.40m x 2.44m (11'2" x 8'0")

Further spacious double bedroom with window facing the front aspect. Fitted wardrobe.

BEDROOM THREE

2.69m x 2.03m (8'10" x 6'8")

Good size third bedroom with window to the rear aspect.

BATHROOM

2.92m x 2.03m (9'7" x 6'8")

Three piece white suite contemporary in design. Comprising WC, pedestal wash hand basin and panelled bath with thermostatic shower over, tiled to surround with glazed screen. Built in storage cupboard and window to the front aspect.

OUTSIDE

Enclosed rear garden with a lawn area and paved patio. A paved footpath leads to a timber gate with access out. Block paved driveway provides parking for two vehicles.

ADDITIONAL INFORMATION

*Broad 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 to you. Details can be found on our website.

SERVICES

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

APPLIANCES

Please note: None of the appliances have been checked by the agents.

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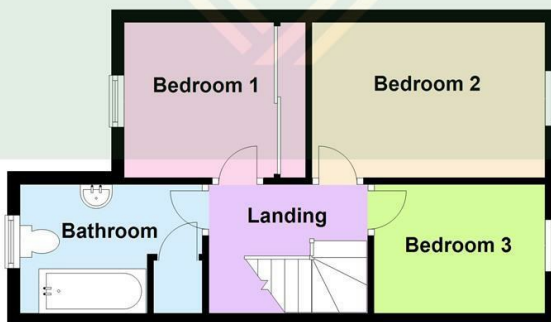


Estate Agents | Lettings Agents | Chartered Surveyors

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

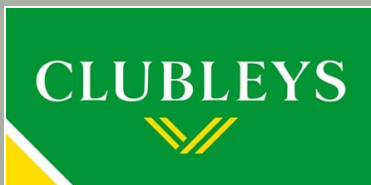
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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		96
(81-91) B	84	
(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.