



IDEAL FIRST HOME!

Located on Blackburn Avenue in Brough, this delightful house presents an excellent opportunity for those seeking a comfortable and inviting home. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals.

The property features a well-appointed kitchen, living/dining room, two bedrooms and modern bathroom.

One of the standout features of this house is the parking spaces available for two vehicles, a rare find in many residential areas.

Situated in a pleasant neighbourhood, Blackburn Avenue offers a sense of community while being conveniently located near local amenities, schools, and transport links.

In summary, this two-bedroom house is a wonderful opportunity for anyone looking to settle in Brough. With its well appointed accommodation and parking for two vehicles, it is a property that combines comfort and convenience in a great location. Do not miss the chance to make this lovely house your new home.

Council Tax Band - B
Tenure - Freehold
EPC - D



ENTRANCE HALL

Front entrance door leads into the entrance hall with laminate flooring and coved ceiling.

KITCHEN

2.60m x 2.37m (8'6" x 7'9")

Having a good range of modern wall and floor units with complimentary work surfaces incorporating sink unit, integrated oven, four ring gas hob with extractor over. Space for washing machine and fridge freezer. Wall mounted gas central heating boiler, vinyl floor and coved ceiling.

LIVING/DINING ROOM

4.92m x 3.60m (16'1" x 11'9")

A lovely sized room, beautifully presented with laminate flooring, coved ceiling and space for dining table. Stairs to the first floor and back door off.

LANDING

BEDROOM ONE

3.63m x 3.57m max (11'10" x 11'8" max)

Spacious room to the rear with a good range of fitted wardrobes and over stairs cupboard.

BEDROOM TWO

3.91m x 1.75m (12'9" x 5'8")

Good sized room to the front of the property.

BATHROOM

2.70 max x 1.77m (8'10" max x 5'9")

Modern suite with low level WC, vanity sink unit with moulded sink and storage under, P shaped bath with mixer shower over. Tiled splashbacks, chrome towel ladder radiator and extractor fan.

OUTSIDE

To the front of the property is a decorative gravelled area, the rear garden is laid mainly to lawn with a patio area, shed and rear access gate. Through the side archway are two parking spaces for the property.

SERVICES

Mains drains, water, gas and electricity.

APPLIANCES

None of the appliances have been tested by the agents.

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.

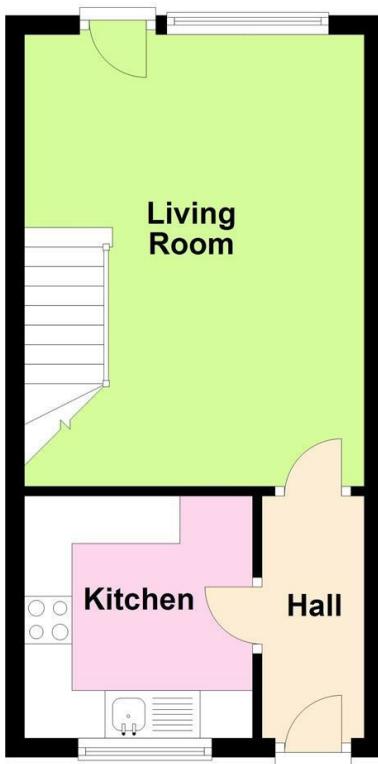
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

clubleys.com

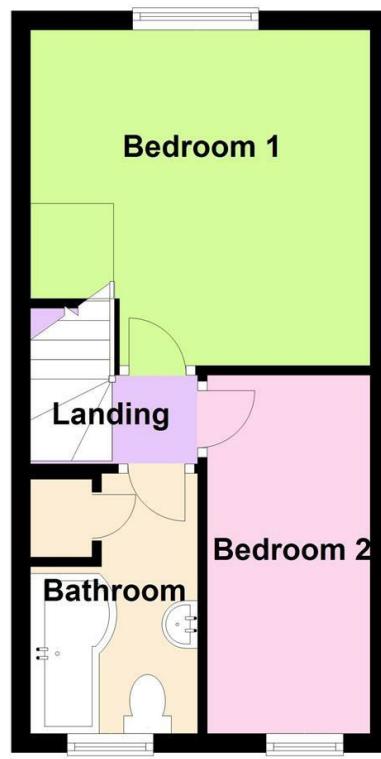


Estate Agents | Lettings Agents | Chartered Surveyors

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.



1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		62
(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.