



47
Husthwaite Road | Brough | HU15 1TF

£400,000

47 Husthwaite Road, Brough, HU15 1TF

Occupying a desirable corner position, this substantial detached family home offers exceptionally spacious and versatile accommodation arranged over three floors. Beautifully presented throughout, the ground floor has been designed with modern family living in mind and features a stunning dining kitchen with central island and French doors opening onto the garden, creating the perfect space for both everyday life and entertaining. Further accommodation includes a large utility room with direct access to the driveway, a study, snug, welcoming entrance hall and cloakroom/WC.

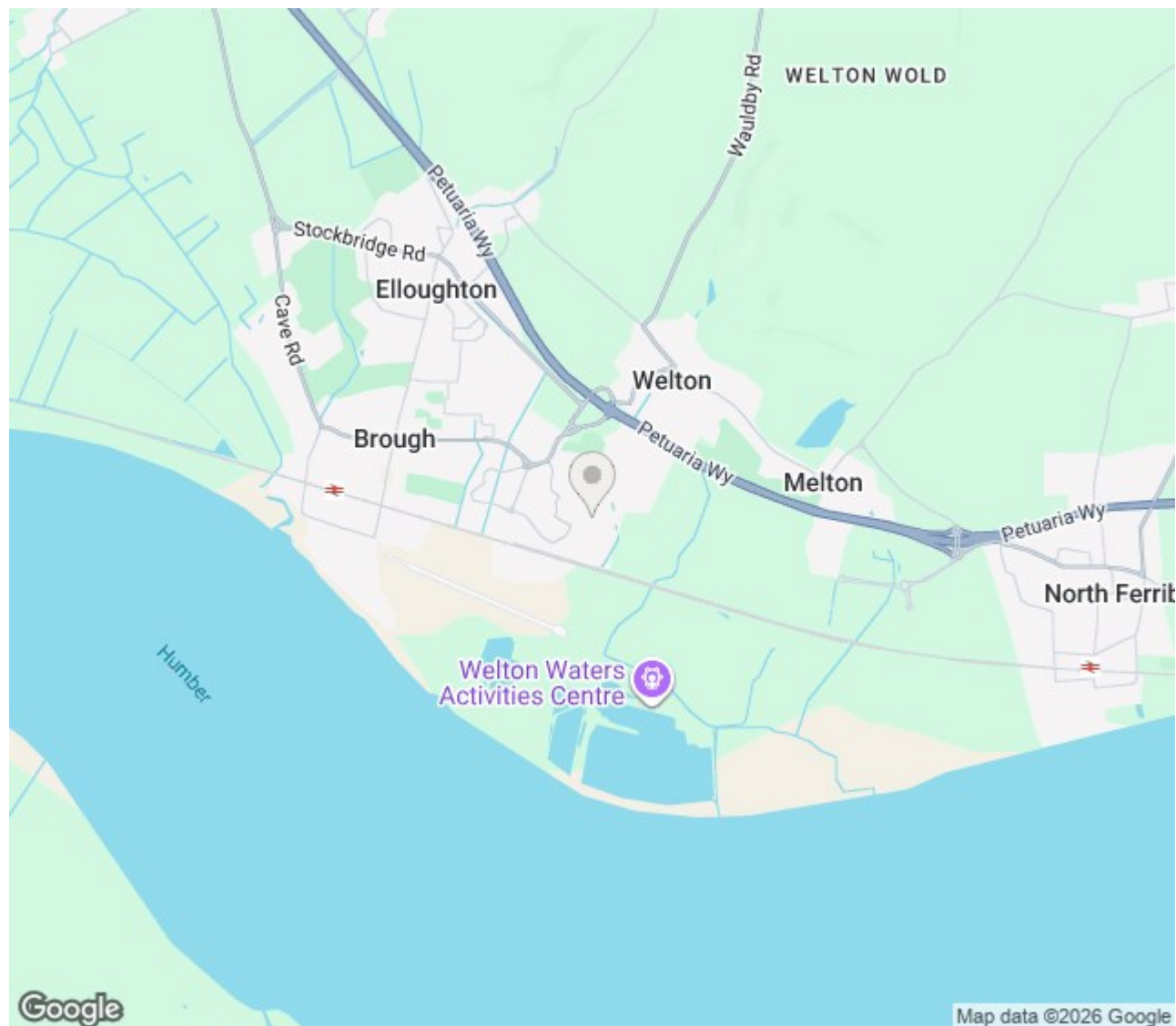
The upper floors provide an abundance of living and bedroom space. The first floor boasts a generous and light-filled living room together with two bedrooms, one benefiting from an en-suite shower room, plus a separate WC. The second floor hosts a further en-suite bedroom, a fifth bedroom and an impressive principal suite complete with dressing room and access to a luxurious Jack and Jill en-suite.

Outside, the property enjoys a good-sized part-walled garden with a secluded seating area tucked behind the detached double garage, while the side driveway provides ample off-street parking for several vehicles.



Key Features

- Superb Detached Family Home
- Over 1800 sqft of Accommodation
- Stunning Master Bedroom Suite
- Fabulous Dining Kitchen
- Versatile and Flexible Living Space
- 3 Bathrooms + WC
- Detached Double Garage
- Private Rear Garden
- Desirable Location
- EPC = C / Council Tax = F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	85
(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	



BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation with WC and stairs off.

DINING KITCHEN

23'1 x 10'7 (7.04m x 3.23m)
This fabulous modern dining kitchen with white gloss wall and base units, quartz worksurfaces with central island/breakfast bar. Integrated appliances include a Fridge/Freezer, 5 ring Gas Hob, Electric Oven, Microwave, Coffee Machine, Extractor Fan, Dishwasher and a Sink unit with waste disposal. Further benefitting from windows to the front and side elevation, French doors leading to the rear garden and ample dining space.

UTILITY ROOM

16 x 6 (4.88m x 1.83m)
A handy addition to the property with duck egg blue shaker style wall and base units and laminated work surfaces. Further benefitting from plumbing for an Automatic Washing Machine, stainless steel sink unit, curved mixer tap, filtered water tap, storage cupboard, window to the side elevation and door to the rear.

STUDY

7'10 x 10'8 (2.39m x 3.25m)
A versatile reception room currently utilised as a study with laminate wood flooring and windows to the side and rear elevation.

SNUG

8 x 8'9 (2.44m x 2.67m)
A further versatile reception space currently utilised as an office with laminate wood flooring and a window to the side elevation.

WC

With low flush WC, wash hand basin and half height wall tiling.

FIRST FLOOR;

LIVING ROOM

23'1 x 10'7 (7.04m x 3.23m)
A generous living room with feature fireplace housing a gas fire, 3 windows to the front elevation and one to the side.

BEDROOM 4

9'5 x 8'9 (2.87m x 2.67m)
A bedroom of double proportions currently utilised as an office with window to the rear elevation.

BEDROOM 2

13'7 x 8'10 (4.14m x 2.69m)
A double bedroom with two windows to the rear elevation, one to the side elevation, access to the en-suite.

EN-SUITE

With a three piece suite comprising of an enclosed shower cubicle, vanity wash hand basin and a concealed cistern WC. Further benefitting from a window to the side elevation, heated towel rail, underfloor heating and recessed spotlights.

WC

With low flush WC, wash hand basin, heated towel rail and recessed spotlights.

SEOND FLOOR;

PRIMARY BEDROOM SUITE

BEDROOM

13'9 max x 11'1 max (4.19m max x 3.38m max)
A superb double bedroom with an archway leading to the dressing area, 2 windows to the front elevation with wooden shutters and laminate wood flooring.

DRESSING AREA

8'11 x 7'5 (2.72m x 2.26m)
Fantastic addition to the master bedroom with fitted wardrobes and dressing table, windows to the front and side elevation, access to the en-suite.

BATHROOM / EN-SUITE

Delightful bathroom/en-suite with a four piece suite comprising of a free-standing bathtub with tap stand, shower enclosure, vanity wash hand basin and a low flush WC. Further benefitting from tiled flooring with underfloor heating and a window to the side elevation.

BEDROOM 3

9'5 x 8'9 (2.87m x 2.67m)
A bedroom of double proportions with window to the rear elevation, fitted wardrobes and access to the en-suite.











EN-SUITE

With a three piece suite comprising of a shower enclosure, vanity wash hand basin and a low flush WC. Further benefitting from tiled flooring, partially tiled walls, underfloor heating and a window to the rear elevation.

BEDROOM 5

8'9 x 8 (2.67m x 2.44m)

A bedroom of double proportions with windows to the side and rear elevations.

EXTERNAL;

FRONT

Gravelled frontage and a side drive leading to the detached garage,

REAR

Enclosed rear garden with block paved patio area, shaped lawn, further seating area with privacy screen, fenced and walled borders, access to the garage.

DOUBLE GARAGE

A detached double garage with light and power, up and over doors and a side door accessed via the garden.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional independent Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENTS NOTES

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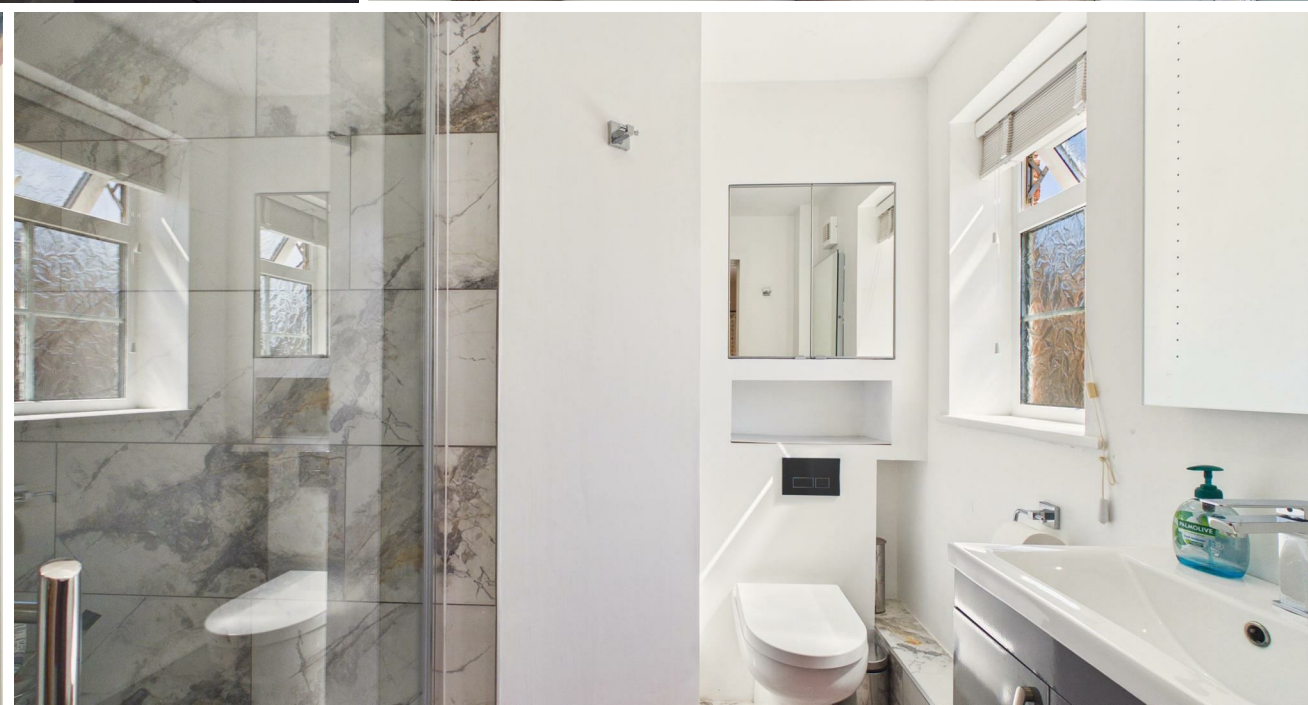
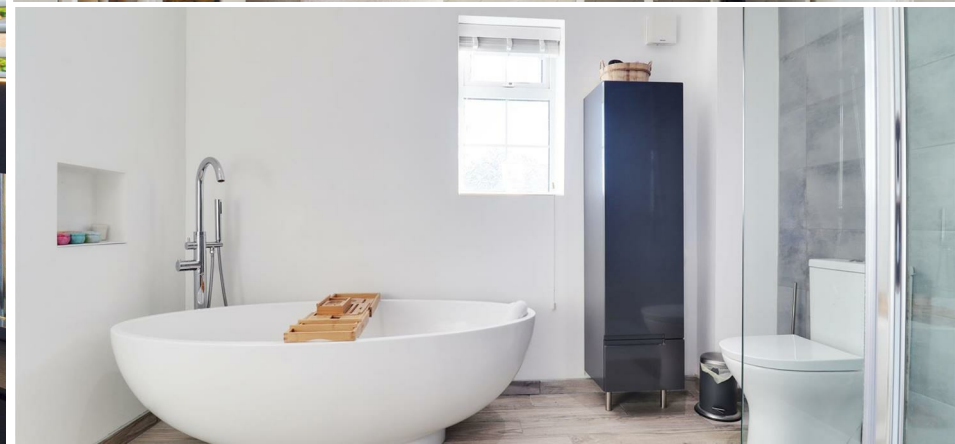
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



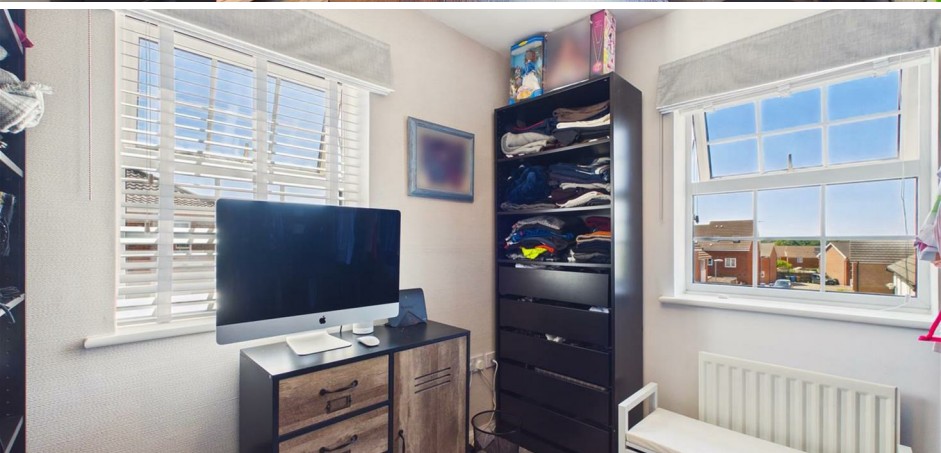






MAN CAVE







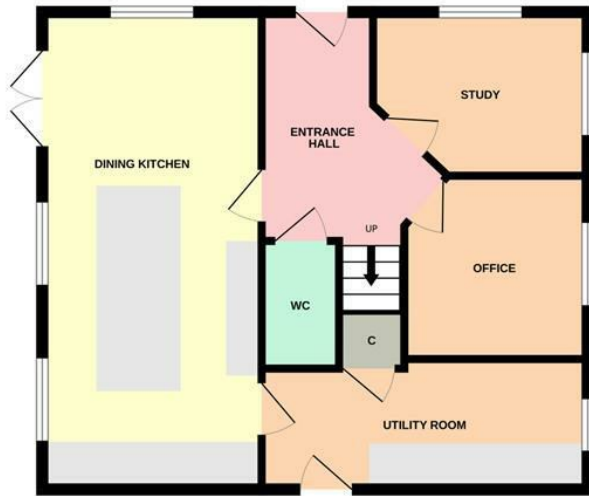








GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



2ND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 1820 sq.ft. (169.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Platinum Collection