



## 32 Grange Park, Brough, HU15 1AA

- Traditional Three Bedroom Semi Detached Family House
- Conveniently Placed For Access to Local Amenities
- Priced To Allow for Updating and Improvements
- Pleasant Gardens with Generous Parking Area and Garage
- No Forward Chain
- Entrance Hall with Stairs off
- Lounge Diner with access to Garden Room Conservatory
- Kitchen Utility with access to Kitchen
- Cloakroom Utility at the Rear
- Three Bedrooms and Wet Room

Offers In The Region Of £229,950



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# 32 Grange Park, Brough, HU15 1AA

Three bedroom traditional semi detached family house. Having been loved and owned for the last forty five years the property is now ready for its next owner. Requiring a scheme of improvements and updating the property is well placed for a host of local amenities nearby. Occupying a pleasant position along Grange Park a particular advantage is the generous parking area and garage. The accommodation comprises:- Entrance hall, lounge diner, garden room conservatory, kitchen utility and kitchen area which gives access to the rear lobby and cloakroom utility. On the first floor can be found the three bedrooms and a wet room. Garden areas to the rear. Gas fired central heating system and majority double glazed. Viewing via Leonards.

## Location

Located off Welton Road. Brough has a primary school and lies within the catchment area for South Hunsley School. The area benefits from excellent transport links, the nearby A63 connecting into the M62 and national motorway network. Nearby Brough railway station has services to Hull and London. Humberside airport lies approximately 30 minutes driving distance. Other amenities include the nearby Brough golf course, Ionians Rugby Club and Sports Centre and there are various beautiful walks and cycle trails. There is a Morrisons and Aldi supermarket and a Sainsburys mini market to be found in Brough plus various shops in the general locality.

## Entrance Hall

Main front entrance door provides access into the welcoming hallway. Stairs lead off to the first floor accommodation. Under stairs cupboard/meter cupboard. Radiator.

## Lounge Diner

12'7" x 23'7" (3.838m x 7.199m)

Window to the front elevation. Feature brick faced fire surround. Beamed effect ceiling. Two radiators.

## Lobby Area

Rear entrance door to the outside. Tiled flooring. Open plan access to the garden room conservatory. Access into:

## Cloakroom Utility

5'9" x 5'10" (1.765m x 1.787m)

Space for washing machine

## Garden Room Conservatory

18'9" x 10'0" (5.718m x 3.060m)

Overlooking the rear garden with patio door to the rear and side access door. Tiled flooring. Part panelled walls. Internal patio door to the lounge diner.

## Kitchen Utility

5'11" x 10'3" (1.819m x 3.142m)

Work surface with single bowl sink unit. Base and wall cupboard. Part panelled walls. Radiator. Internal window to the garden room conservatory. Access into:

## Kitchen Area

9'10" x 12'11" (3.002m x 3.962m)

Fitted with a range of base and wall units. Work surfaces with single drainer sink unit. Space for slot in cooker with hood over. Wall mounted Potterton gas fired central heating boiler. Part panelled and tiled walls. Tiled flooring. Radiator. Windows to the front and side elevations.

## First Floor Landing

Window to the side elevation. Access to roof void. Doors to all rooms off.

## Bedroom One

9'4" to wardrobes x 12'7" (2.849m to wardrobes x 3.859m)

Window to the front elevation. Range of wardrobes/cupboards. Radiator.

## Bedroom Two

7'5" to wardrobes x 10'8" (2.281m to wardrobes x 3.262m)

Window to the rear elevation. Range of wardrobes/cupboards. Radiator.

## Bedroom Three

7'6" x 6'9" + door recess and cupboard (2.288m x 2.064m + door recess and cupboard)

Window to the front elevation. Cupboard. Radiator.



### Wet Room

7'2" x 5'6" (2.192m x 1.687m)

Suite of electric shower unit. Shower seat. Wash hand basin. WC. Tiling to the walls. Suspended ceiling. Window to the rear elevation. Extractor fan. Cupboard with cylinder and tank.

### Outside

The property occupies a pleasant garden plot and has a generous block set parking area to the front/side which leads to the detached garage and rear garden area. The rear garden is laid mainly to lawn. At the side of the garage there is an additional useful stoned parking space.

### Garage

12'5" x 17'9" (3.793m x 5.414m)

With electric up and over door. Light and power. Side personal access door.

### Energy Performance Certificate

The current energy rating on the property is D (68).

### Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

### Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT066032000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

### Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive.

### Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

### Tenure

The tenure of this property is currently unregistered but believed to be Freehold.

### Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777

### Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire.

\*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



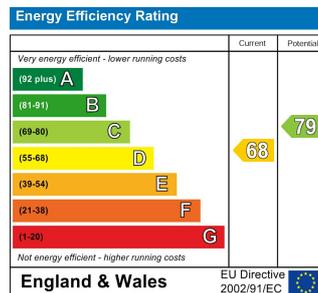
Ground Floor



First Floor



32 Grange Park, Brough



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