



The Oval, BROUGH HU15 1DD

Welcome to

The Oval, BROUGH

GUIDE PRICE £170,000 - £180,000

Lovely Home In Brough with - Entrance Hall, Lounge, Dining Room, Fitted Kitchen, 3 Bedrooms, Family Bathroom, Gardens & Off Street Parking!
Book your viewing today!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Lounge

14' 8" x 11' 3" (4.47m x 3.43m)

With double glazed window to the front, gas fire with wooden surround and tiled hearth, radiator, television point and coving to the ceiling.

Dining Room

10' 1" x 13' 1" (3.07m x 3.99m)

With double glazed window to the rear, radiator, coving to the ceiling and cupboard housing boiler.

Kitchen

8' 8" max x 9' 9" (2.64m max x 2.97m)

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, gas hob, electric oven, cooker-hood, spot light points, plumbing for an automatic washing machine and double glazed doors to the front and rear both with matching side screen.

First Floor

Landing

With double glazed window to the side and loft access.

Bedroom 1

13' x 10' 1" to rear of fitted cupboard (3.96m x 3.07m to rear of fitted cupboard)

With double glazed window to the rear, radiator and built in cupboard.

Bedroom 2

11' 3" into access x 10' 2" (3.43m into access x 3.10m)

With double glazed window to the front and radiator.

Bedroom 3

7' 1" x 9' 4" (2.16m x 2.84m)

With double glazed window to the front and radiator.

Bathroom

Bathroom with bath with mains shower over, low level wc, wash hand basin, radiator and double glazed window to the rear.

Outside

Front Garden

With path, hedges, fencing and gravelled driveway providing off street parking.

Rear Garden

South Facing rear garden with paved patio area, lawned area, borders housing plants and shrubs, hedges, path, fencing and shed.



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Welcome to

The Oval, BROUGH

- GUIDE PRICE £170,000 - £180,000
- 3 Bedroom Semi-Detached Home In Brough
- Lounge & Dining Room
- Off Street Parking
- Excellent Residential Location With South Facing Garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£170,000 - £180,000



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Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property



Property Ref:
WBY111376 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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