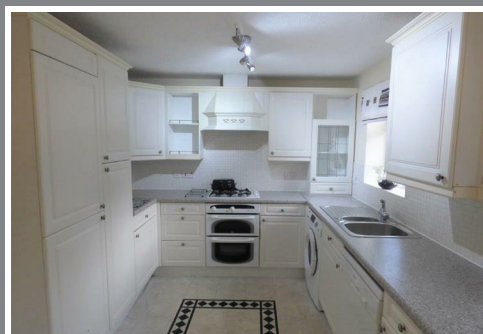




3 Dearne Court, Brough, East Yorkshire, HU15 1GL

- Well presented property
- Three bedrooms- master with en-suite
- uPVC double glazing
- Kitchen with appliances
- Private drive and garage
- Three storey modern house
- Gas central heating
- Downstairs cloakroom
- Lawn garden to the rear
- NO CHAIN INVOLVED

Price £165,000



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

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3 Dearne Court, Brough, East Yorkshire, HU15 1GL

POPULAR CUL-DE-SAC LOCATION++OFFERED WITH VACANT POSSESSION++MUST BE VIEWED++

Well presented modern three storey property that benefits from no chain involved. With gas central heating and uPVC double glazing and accommodation comprising of entrance hall, three bedrooms-master with en-suite, fitted kitchen with appliances, ground floor cloakroom, lounge and a bathroom. Private drive to the front and a garage. Lawn garden to the rear. MUST BE VIEWED TO AVOID DISAPPOINTMENT.

Location

Dearne Court is a cul-de-sac which is located off Meden Avenue, which in turn is off Loxley Way, Brough. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. The village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull City Centre to the east and the national motorway network to the west.

Ground Floor

Entrance

Enter via a composite door into the hallway.

Entrance Hall

Carpeted stairs leading to the first floor accommodation. Doors leading into the kitchen and cloakroom. Single radiator. Laminate flooring.

Kitchen

14'9 x 9'3 (4.50m x 2.82m)

A uPVC double glazed window to the rear aspect. Fitted with a good range of base, wall and drawer units with contrasting work surfaces. One and half stainless steel sink unit with mixer tap. Gas hob and an electric oven. Extractor hood over. Glass front cabinets and cupboards. Corner display units. Integrated dish washer and automatic washing machine. Fridge freezer. Double radiator. Tiled splash backs. Cupboard housing the gas boiler. Composite door leading out to the rear garden.

Cloakroom

Low level flush WC. Pedestal wash hand basin. Tiled splash backs. Laminate flooring. Single radiator. Extractor.

First Floor Landing

Stairs leading to the second floor accommodation. A uPVC double glazed window to the front aspect. Single radiator. Doors leading into the lounge and bedroom three.

Lounge

15'7 x 15'0 (4.75m x 4.57m)

Two uPVC double glazed windows to the rear aspect. Three single radiators. Feature fireplace with marble back plate and hearth housing an electric fire. TV and telephone points. Coving to the ceiling.

Bedroom Three

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

A uPVC double glazed window to the front aspect. Single radiator.

Second Floor Landing

Loft hatch. Doors leading into two further bedrooms and a bathroom.

Bedroom One

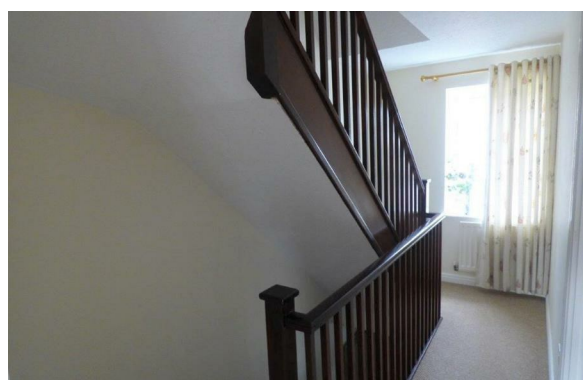
12'7 x 10'9 (3.84m x 3.28m)

Two uPVC double glazed windows to the rear aspect. Two single radiators. Fitted wardrobes. Telephone point. Door leading into the en-suite.

En-suite Shower Room

6'0 x 5'4 (1.83m x 1.63m)

Pedestal wash hand basin and low level flush WC. Shower cubicle with plumbed in shower. Single radiator. Extractor. Fully tiled walls.



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Bedroom Two

11'7 x 9'0 (3.53m x 2.74m)

Two uPVC double glazed windows to the front aspect. Single radiator. Cupboard with hot water system. Fitted wardrobe.

Bathroom

6'6 x 5'6 (1.98m x 1.68m)

Comprising of pedestal wash hand basin, panel bath with mixer tap and shower fitment and low level flush WC. Single radiator. Fully tiled walls.

External

Private drive to the front leading up the garage. At the rear there is a lawn garden with fencing to the surrounds. Block paved patio area. Trees and shrubs. Raised flower beds. Rear gate that leads out into a pedestrian area.

Garage

16'1 x 8'1 (4.90m x 2.46m)

Brick garage with up and over door, lighting and power supply.

Services

The mains services of water, gas, electric and drainage are connected. The property has a gas boiler providing gas central heating and a modern hot water system.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band D for Council Tax purposes, Local Authority Reference Number: ELT035003000. Prospective purchasers should check this information before making any commitment to purchase the property.

Energy Performance Certificate

The current energy rating on the property is C(70)

Viewings

Strictly by appointment with the Sole Agents Leonards on (01482) 330777.

Free Valuation/Market Appraisal

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 been marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.

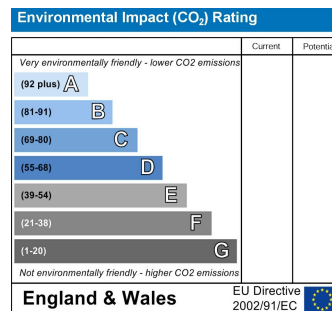
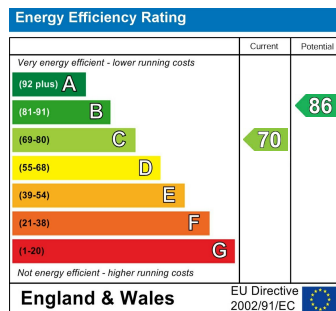
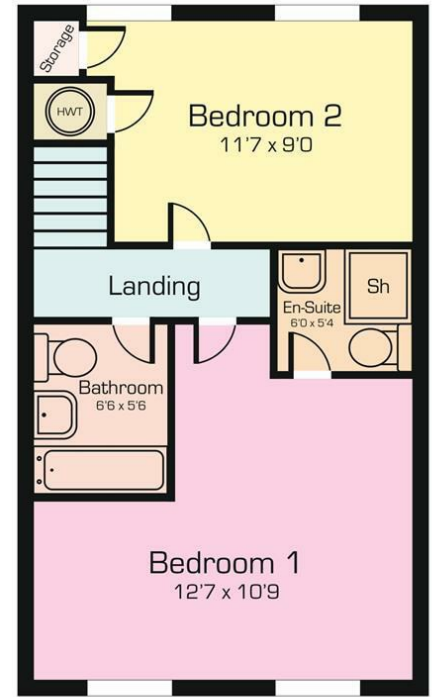
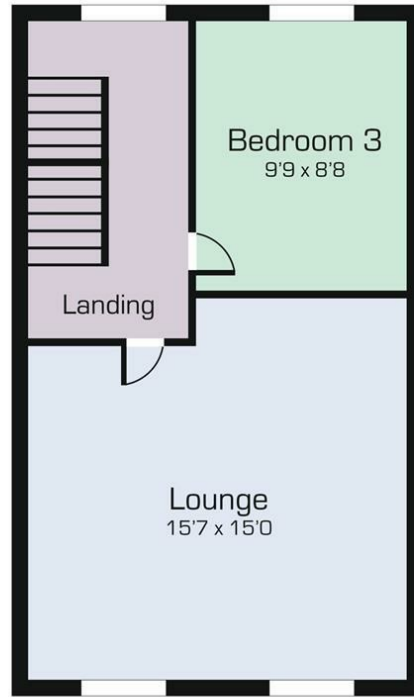
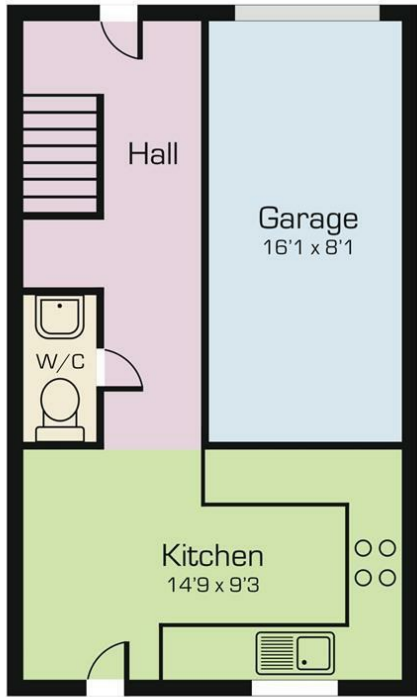


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