



## THE LOCATION

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

## THE PROPERTY

This stylish contemporary townhouse provides spacious and flexible accommodation arranged over three floors. The immaculately and well appointed home has been improved by the current owners and includes an open plan kitchen/garden room to the ground floor and three double bedrooms and has all that modern living has to offer. Well presented throughout within a small cul-de-sac and close to the open park/play area this property is ideally located.



### THE ACCOMMODATION COMPRISES

The well planned accommodation which benefits from gas central heating and Upvc double glazing briefly comprises entrance hall, cloakroom, open plan kitchen/garden room, to the first floor is a spacious living room and third bedroom and the second floor has the master bedroom with ensuite shower room, bedroom two and family bathroom. There is a driveway to the front of the property offering off street parking for up to two vehicles, and southerly facing garden to the rear with patio area and lawn beyond.

### GROUND FLOOR

#### ENTRANCE HALLWAY

Front door gives access into the hallway. Coved ceiling, contemporary black and white tiled flooring and stairs leading to first floor.

#### CLOAKROOM

White suite comprising pedestal hand basin and low level WC. Wall mounted central heating boiler, extractor fan and recessed ceiling spot lights. Contemporary black and white tiled flooring and half tiled walls.

#### OPEN PLAN KITCHEN 12'0" max x 10'9" (3.67m max x 3.28m)

Excellent range of light grain effect wall and floor units with complementary work surfaces and tiled splash backs incorporating one and a half bowl stainless steel sink unit, impressive free standing range cooker which includes a 7 gas burner hob, double oven, grill and warming drawer with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and washer/dryer. Light grey laminate flooring which extends into the garden/day room, coved ceiling and recessed ceiling spot lights. Under stairs cupboard and recessed cupboard containing hot water cylinder. Open plan to .....

#### GARDEN/DAY ROOM 14'10" x 13'1" max (4.52m x 3.99m max)

A fantastic asset to this property is the open plan garden room. Coved ceiling, TV and telephone point. Double opening french doors with glazed panels to either side provides access to the rear garden.

### FIRST FLOOR

### LANDING

Stairs leading to second floor accommodation.

#### LIVING ROOM 14'10" x 13'0" (4.52m x 3.97m)

A lovely spacious room with coved ceiling and TV point. Rear aspect.

#### BEDROOM THREE 10'2" x 8'9" (3.11m x 2.67m)

Triple fitted wardrobes. Front aspect.

### SECOND FLOOR LANDINNG

#### MASTER BEDROOM 15'7" into w/d x 8'11" (4.75m into w/d x 2.71m)

Triple recessed wardrobes, TV point and coved ceiling. Rear aspect.

#### ENSUITE SHOWER ROOM 3'7" x 5'8" (1.09m x 1.72m)

White suite comprising low level WC, pedestal hand basin and shower cubicle housing mains fed shower. Extractor fan, shaver socket and recessed ceiling spot lights. Part tiled walls, fully tiled to shower area, and decorative tiled flooring. Plumbed ladder towel rail.



### BEDROOM TWO 11'9" x 9'11" (3.58m x 3.01m)

Recessed single wardrobe and high level cupboard above stairwell. Front aspect.

### BATHROOM 6'9" x 5'9" (2.06m x 1.74m)

White suite comprising panelled bath with shower tap attachment, low level WC and pedestal hand basin. Extractor fan, plumbed ladder towel rail, part tiled walls, shaver socket and parquet style contrasting laminate floor.

### OUTSIDE

#### FRONT GARDEN AND PARKING

There is a driveway to the front of the property which has been extended to provide off street parking for up to two vehicles. A path leads to the front door through a landscaped front garden which has been laid to a slate chipped bed. An adjacent side gate gives access to the rear via a pedestrian pathway.

#### REAR GARDEN

A paved patio area adjoins the rear of the property with a lawn beyond surrounded by established shrubs and timber fencing to the perimeter.

### ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the selling agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council - Band D

### TENURE

Freehold

### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

### 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.

### MORTGAGES

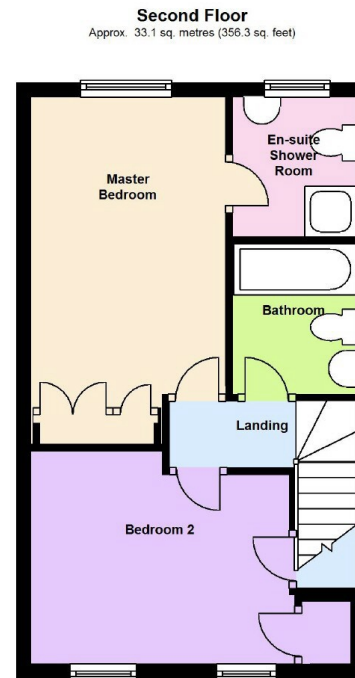
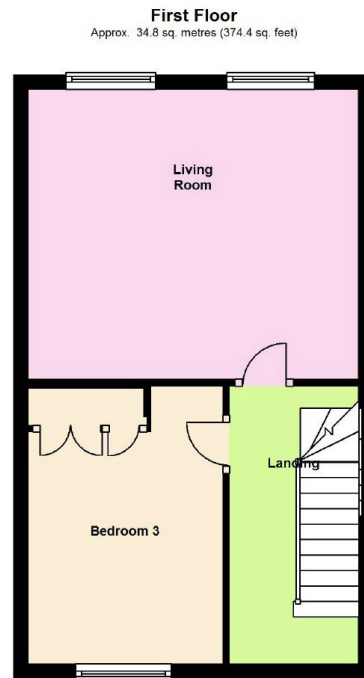
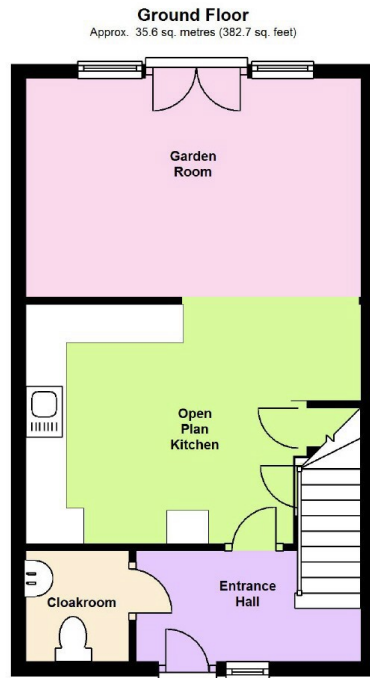
We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk 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 Services Authority





## Floor Plan

This plan is for illustrative purposes only



Total area: approx. 103.4 sq. metres (1113.4 sq. feet)

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