



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

IDEAL OPPORTUNITY FOR FIRST TIME BUYERS OR INVESTMENT PROPERTY!

This modern, open plan style property has been thoroughly loved by the current owners who bought the property from new. This great starter home briefly comprises of, cloakroom, living room, fitted kitchen, two double bedrooms and a family bathroom. There is an allocated parking to the front and gardens to the front and side which are mainly laid to lawn.



COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Access through to...

CLOAKROOM 4'10" x 6'5" (1.47 x 1.96)

White suite comprising low level WC and corner pedestal hand basin. Privacy window to front.

OPEN PLAN LIVING ROOM 17'2" x 17'8" (5.24 x 5.38)

Generous space with TV point, carpet flooring and window to front aspect. Large under stairs storage cupboard, staircase leading to first floor. Open plan to...

KITCHEN

Well designed spacious kitchen with a range of modern wall and floor units with complementary dark work surfaces and splash backs. Integrated stainless steel electric oven, four ring gas hob, concealed extractor, space for fridge freezer and plumbed for washing machine. Vinyl floor to kitchen.

FIRST FLOOR

LANDING

Storage cupboard housing boiler. Loft access.

BEDROOM ONE 8'6" x 11'2" (2.59 x 3.41)

Double bedroom, built in wardrobes with sliding mirrored doors.

BEDROOM TWO 8'4" x 11'3" (2.54 x 3.42)

Double bedroom, built in wardrobes with sliding mirrored doors. Dual aspect.

BATHROOM 8'5" x 6'2" (2.57 x 1.88)

White three piece suite comprising of low level WC, pedestal hand wash basin and panelled bath with mixer tap and shower attachment. Extractor fan. Partly tiled walls and flooring.

EXTERNAL

Being a corner plot the property benefits from additional laid to lawn garden space with mature boarders which could be altered into additional parking. There is paved pathway to the entrance. One parking space.

The garden to the property wraps around to the side and offers wrought iron fencing to boundaries.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council - Band B

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

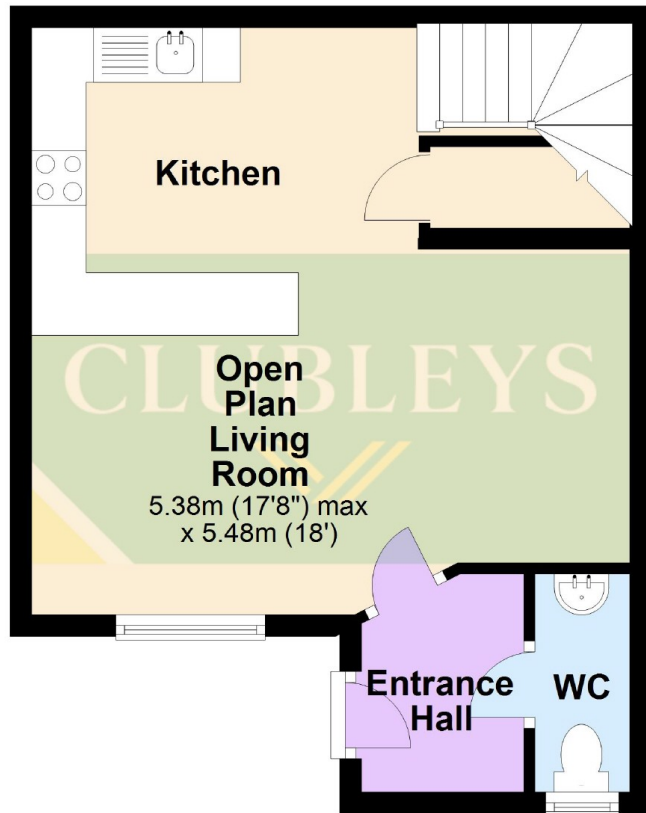
We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk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



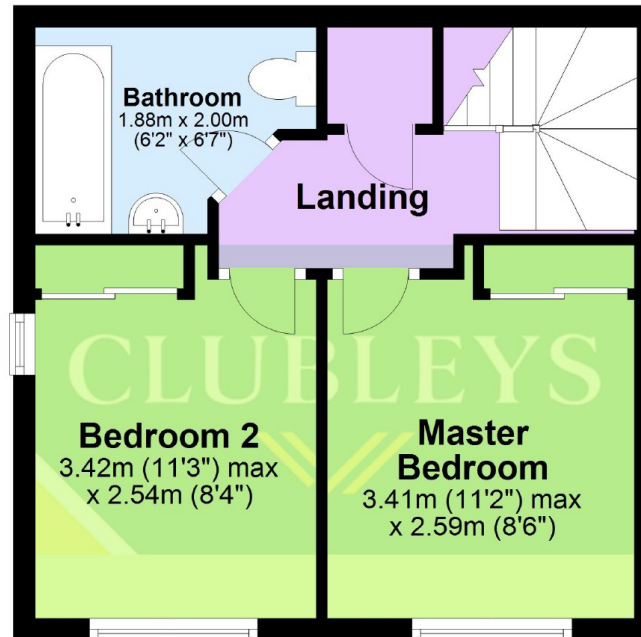
Floor Plan

This plan is for illustrative purposes only

Ground Floor



First Floor



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		
(69-80)	C	77	79
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

