

**7 Railway Cottages Skillings Lane, Brough HU15 1EN**  
**£110,000**

- No chain involved
- Close to amenities
- Semi-detached former railway cottage
- Three bedrooms
- Village location
- EPC: E

#### THE PROPERTY

A semi-detached three bedroom former railway cottage located close to the amenities of Brough village, which would make a superb first time buyer or investment property. No chain involved.

#### LOCATION

With good access to the vast array of amenities on offer in Brough including one large supermarket and local shops and services. Brough has excellent transport links lying just off the A63/M62 and with its own main line railway station. The property sits in the catchment area of the highly regarded South Hunsley Secondary School.

#### THE ACCOMMODATION COMPRISES

##### GROUND FLOOR

##### ENTRANCE PORCH

PVCu sealed unit double glazed door.

##### CLOAKROOM

Low level WC, wash hand basin, plumbing for automatic washing machine and PVCu sealed unit double glazed window.

##### KITCHEN

10'3" x 9'1" (3.12m x 2.77m)  
Fitted base and eye level units, 1 1/2 bowl single drainer sink unit and built-in cupboard housing the gas fired central heating boiler.

##### LIVING ROOM

16'3" x 12'9" (4.95m x 3.89m)  
Timber fireplace, PVCu sealed unit double glazed windows to two elevations, built-in understairs storage cupboard and radiator.

##### FIRST FLOOR

##### BEDROOM 1

10' x 10' (3.05m x 3.05m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 2

9' x 6'9" (2.74m x 2.06m)  
PVCu sealed unit double glazed window and radiator.

##### BEDROOM 3

10' x 6' (3.05m x 1.83m)  
PVCu sealed unit double glazed window and laminate floor.

##### SHOWER ROOM

9'2" x 6' (2.79m x 1.83m)  
Shower in cubicle, wash basin and low level WC, PVCu sealed unit double glazed window and radiator.

##### OUTSIDE

The property benefits from a good sized yard area to the side of the house.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

##### TENURE

We believe the tenure of the property to be to be Freehold (to be confirmed by the vendor's solicitor).

##### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

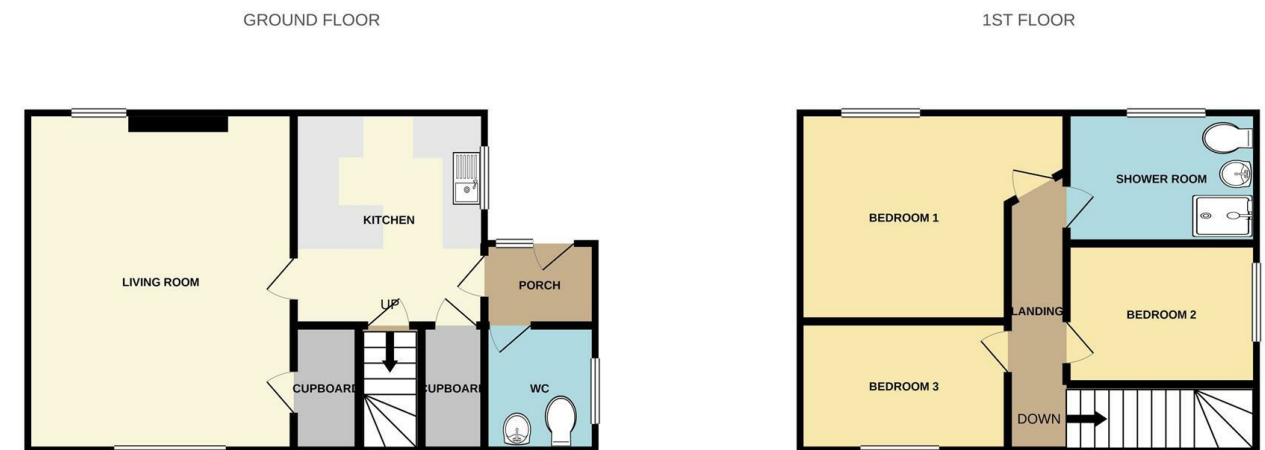
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#### EPC RATING

For full details of the EPC rating of this property please contact our office.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.