



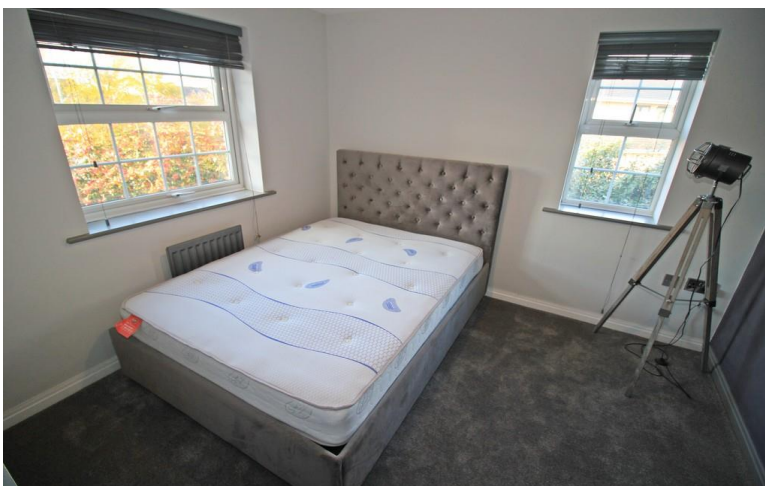
- Immaculately Presented
- Two Bedrooms
- Allocated Parking
- Fitted Kitchen

- Ground Floor WC
- Double Glazing
- Gas Central Heating
- Option to Purchase Furnishings





This modern two-bedroom home is immaculately presented and well positioned in the popular village of Brough, close to local amenities and schools. With modern fixtures & fittings throughout, allocated parking and the option to include furnishings in the purchase, this property would be an ideal starter home or rental investment opportunity. Arranged over two floors, the stylish accommodation in brief comprises: Entrance hall, WC/cloakroom, lounge leading to fitted kitchen, two bedrooms and full bathroom.



The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station.



### **ENTRANCE HALL**

5' 8" x 4' 0" (1.73m x 1.22m)

Tiled flooring, central heating radiator, doors to WC & lounge

### **WC**

5' 8" x 3' 3" (1.73m x 0.99m)

UPVC double glazed window to front elevation, fitted with two piece suite comprising pedestal wash hand basin and low-level WC, tiled splashbacks, radiator, tiled flooring.

### **LOUNGE**

15' 10" x 15' 9" (4.83m x 4.8m)

UPVC double glazed window to front elevation, UPVC double glazed window to side, storage cupboard currently housing tumble dryer, radiator, double radiator, fitted carpet, open plan to kitchen

### **KITCHEN**

9' 2" x 5' 8" (2.79m x 1.73m)

Fitted with a matching range of white gloss base and wall units with worktop space over, plumbing for washing machine, space for fridge/freezer, fitted fan assisted oven, built-in four ring ceramic hob with extractor hood over, tiled flooring.

### **LANDING**

9' 2" x 7' 7" (2.79m x 2.31m)

Storage cupboard, fitted carpet,

### **BEDROOM ONE**

12' 7" x 9' 9" (3.84m x 2.97m)

UPVC double glazed window to side elevation, UPVC double glazed window to front, fitted wardrobe with double doors, central heating radiator, fitted carpet,

### **BEDROOM TWO**

10' 2" x 6' 9" (3.1m x 2.06m)

UPVC double glazed window to front, UPVC double glazed window to side, central heating radiator, fitted carpet.

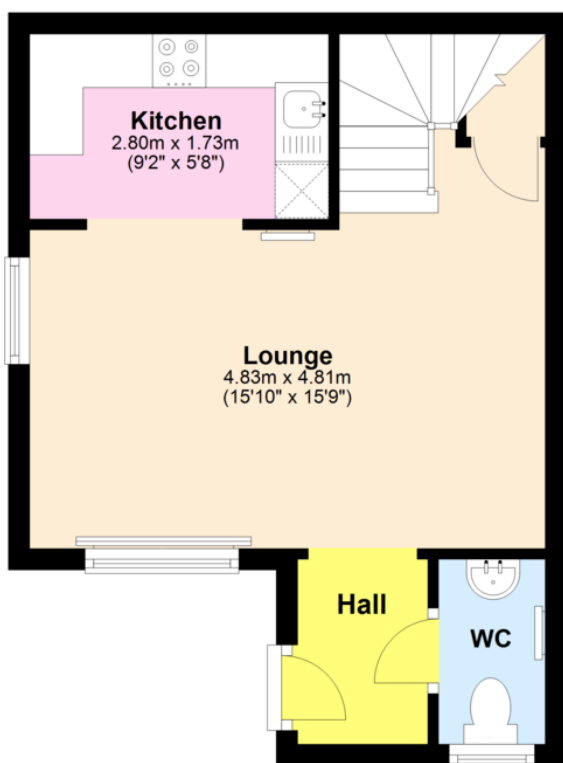
### **BATHROOM**

6' 4" x 5' 7" (1.93m x 1.7m)

Fitted with three piece suite comprising deep panelled bath with fitted shower over and folding glass door, pedestal wash hand basin and low-level WC, floor to ceiling tiling, heated towel rail, pebble stone flooring.

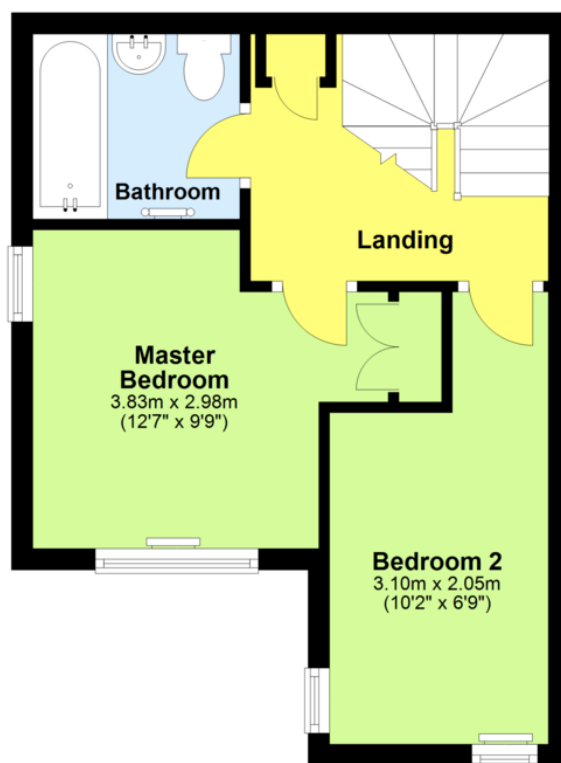
## Ground Floor

Approx. 27.5 sq. metres (295.7 sq. feet)



## First Floor

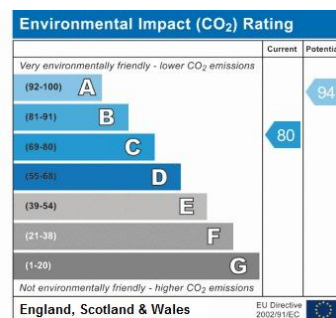
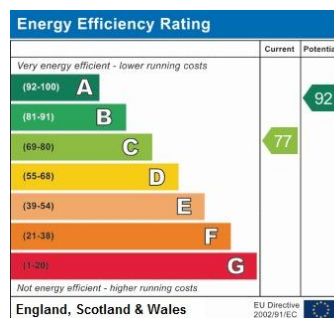
Approx. 26.9 sq. metres (289.9 sq. feet)



Total area: approx. 54.4 sq. metres (585.6 sq. feet)

Disclaimer: IMPORTANT NOTICE: Property Mis-descriptions Act 1991 Property details herein do not form part or all of an offer or contract. Any measurements are included are for guidance only and as such must not be used for the purchase of carpets or fitted furniture etc. We have not tested any apparatus, equipment, fixtures or services neither have we confirmed or verified the legal title of the property. All prospective purchases must satisfy themselves as to the correctness and accuracy of such details provided by us. We accept no liability for any existing or future defects relating to any property. Any plans shown are not to scale and are meant as a guide only

VIEWINGS  
STRICTLY BY APPOINTMENT ONLY



## Our office locations:

### Oakham

4 Burley Road  
Oakham Rutland  
LE15 6DH

### Kettering

6 Dalkeith Place  
Kettering  
NN16 0BS

### Stamford

39 Broad Street  
Stamford Lincolnshire  
PE9 1PX

### Hull

161 Kingston Road  
Willerby  
HU10 6AL