

CLUBLEYS

61 Blackburn Avenue
Brough, HU15 1ER

Chain Free
£115,000



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

OFFERED TO THE MARKET WITH NO ONWARD CHAIN.

A fantastic opportunity to purchase a two bedroom terrace house which offers potential buyers lots of scope for further enhancement to make this the perfect first time home. The property is conveniently situated just off Skillings Lane and close to numerous amenities and the railway station. The accommodation which benefits from gas central heating and double glazing has the added advantage of courtyard parking and a garage and briefly comprises entrance hall, kitchen, living room, two bedrooms and a bathroom. There is an enclosed garden to the rear with a pathway to the courtyard.



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

Front door gives access into the property. Coved ceiling.

KITCHEN 8'4" x 7'9" (2.54m x 2.37m)

Range of wall and floor units with complementary work surfaces incorporating a sink unit. Space for oven and tall fridge/freezer and plumbing for washing machine. Vinyl flooring, coved ceiling, part tiled walls and wall mounted central heating boiler.

LIVING ROOM 15'5" max x 11'10" max (4.71m max x 3.61m max)

Staircase leads to the first floor and glazed door to garden. Coved ceiling.

FIRST FLOOR

LANDING

BEDROOM ONE 11'11" max x 11'10" max (3.64m max x 3.61m max)

Range of fitted bedroom furniture.

BEDROOM TWO 12'2" x 5'9" (3.72m x 1.75m)

Hatch to loft.

BATHROOM 8'11" max x 5'9" max (2.71m max x 1.76m max)

Pale suite comprising low level WC, pedestal hand basin, panelled bath with bath shower mixer, part tiled, extractor fan, vinyl floor and airing cupboard.

OUTSIDE

FRONT AND REAR GARDENS

The front garden has been paved with pathway leading to the front door.

An enclosed rear garden comprising a paved patio area adjoining the rear of the property with garden beyond. A rear pathway via a garden gate leads to the courtyard.



GARAGE AND PARKING

A single garage with up and over door is situated in an adjacent courtyard within a block which is accessed via an archway. Parking is available directly in front of the garage.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

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

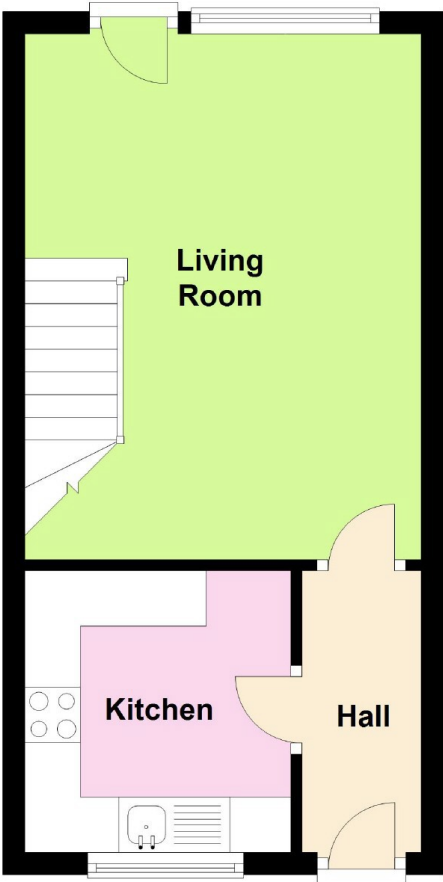
We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmeffield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmeffieldsolutions.co.uk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

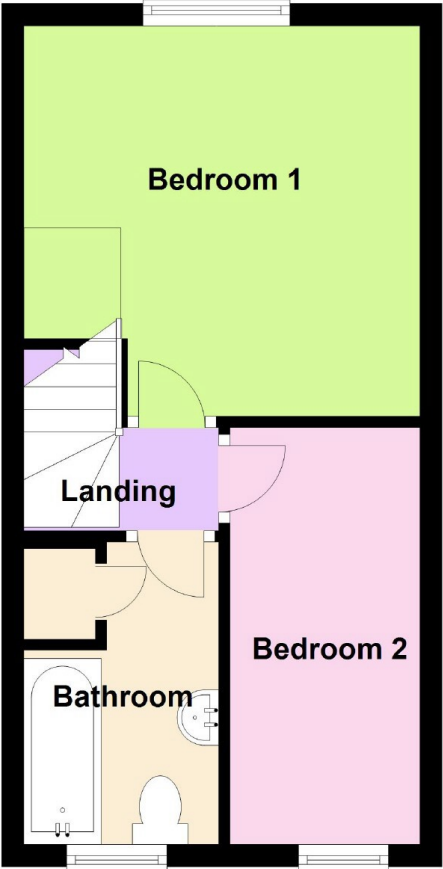
Ground Floor

Approx. 26.4 sq. metres (284.3 sq. feet)



First Floor

Approx. 26.4 sq. metres (284.2 sq. feet)



Total area: approx. 52.8 sq. metres (568.4 sq. feet)



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Letting Agents &
Auctioneers

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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