

CLUBLEYS



44 Randsfield Ave,
Brough HU15 1BG

£185,000



A fantastic opportunity to acquire this spacious three bedroom semi detached house which stands in a lovely location on a generous corner plot within a cul-de-sac. The upgraded and immaculately presented accommodation benefits from upvc double glazing and gas central heating and comprises entrance hall, living room, kitchen with archway leading to the dining room and family bathroom to the ground floor. The first floor comprises of two double bedrooms. Outside there are delightful rear and side gardens offering a good degree of privacy. A driveway leads to a single detached garage.

Viewing could not be more highly recommended to fully appreciate all this property has to offer and its convenient location to the Railway Station and amenities located on Skillings Lane.

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 ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front door leads into the entrance hall with stairs off to the first floor with recessed cupboard under.

LOUNGE

4.06m x 3.62m (13'4" x 11'11")

A light and airy room with feature limestone fireplace housing pebble effect fire. Coving to the ceiling. Tv and telephone point.

DINING ROOM

3.62m x 3.06m (11'11" x 10'0")

Dual aspect with side window and patio doors into rear garden. Laminate flooring.

KITCHEN

6.51m x 1.80m (21'4" x 5'11")

Having a good range of high gloss cream wall and floor units with complimentary work surfaces incorporating one and a half bowl sink unit, integrated oven, microwave, four ring hob with extractor over, plumbing for washing machine and dishwasher. Modern tiling to the wall, recessed spotlights to the ceiling and laminate flooring. Concealed combination boiler. Back door off.

BATHROOM

Contemporary bathroom suite comprising of P shaped bath with curved glass door and shower over. Low level Wc and vanity sink unit with moulded sink, storage under, Modern tiling to wall and floor, recessed spotlights to ceiling and extractor fan.

FIRST FLOOR

LANDING

With window to the front elevation.

BEDROOM ONE

4.35m x 3.62m (14'3" x 11'11")

Recessed spotlights to the ceiling. Recessed triple fitted wardrobes.

BEDROOM TWO

3.56m x 2.75m (11'8" x 9'0")

BEDROOM THREE

3.17m x 1.85m (10'5" x 6'1")

Fitted wardrobe.

OUTSIDE

FRONT GARDEN/DRIVEWAY

Laid to tarmac and stone providing ample off street parking.

GARAGE

Having double opening doors, power and light.

REAR GARDEN

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

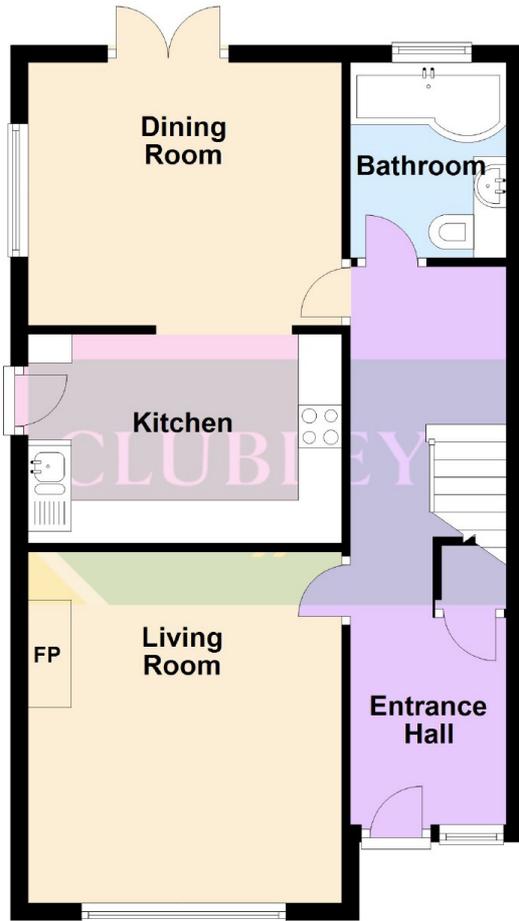
LOCAL AUTHORITY

East Riding of Yorkshire Council - Band C



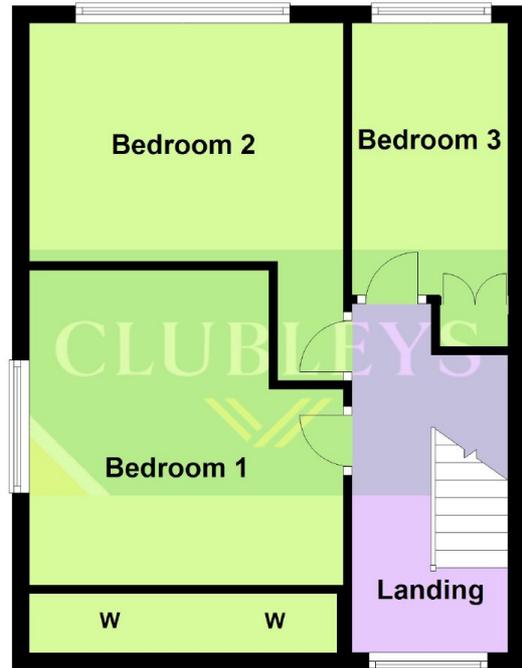
Ground Floor

Approx. 52.2 sq. metres (562.3 sq. feet)



First Floor

Approx. 40.4 sq. metres (434.9 sq. feet)



Total area: approx. 92.7 sq. metres (997.3 sq. feet)

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. 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, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

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

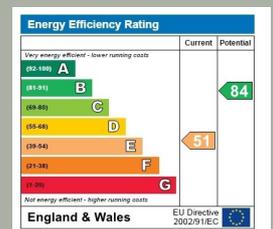
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

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



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