



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

This stunning modern detached property has a contemporary and versatile feel and is impressive from the moment you enter !! Significantly enhanced and redesigned by the current owners with no expense spared a viewing is an absolute must to appreciate the appeal of this beautiful family home.

The accommodation is arranged over three floors including a central hallway, utility/cloakroom, fabulous open plan day/dining/kitchen with trifold doors leading out to the garden. At first floor a generous sitting room which leads through patio doors to the covered sun room and the master master bedroom having an en-suite. The second floor has three double bedrooms an en-suite and the house bathroom. A driveway provides parking and access through a roller door to the detached garage. The rear garden enjoys a westerly aspect and has been thoughtfully landscaped to create many areas of interest.



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 COMPROMISES:-

GROUND FLOOR

ENTRANCE HALL

Large entrance hall with tiled flooring and underfloor heating. Staircase to first floor with recessed stair lighting. Access through to open plan kitchen/dining/day room and utility room/cloakroom.

OPEN PLAN KITCHEN / DINING / DAY ROOM 14'8"

(max) X 9'11" X 30'6" (4.47 (max) X 3.02 X 9.29)
Beautifully presented contemporary kitchen with a range of wall and base units having complementary 'Noble' marble effect worktops and upstands. With inset ceramic 1 ½ bowl sink with chrome mixer tap and integrated dishwasher. Island with induction hob and space for wine fridge with down lighters over. Two eye level fan ovens and space for American Fridge/Freezer. Tiled flooring with underfloor heating continued through from the entrance hall. Trifolding doors to the rear garden. Window to front and side elevation. TV point and spot lighting.

UTILITY ROOM / CLOAKROOM WC 6'4" x 7'10" (1.92 x 2.39)

Cupboard housing plumbing for washing machine and tumble dryer. Storage cupboard. White suite incorporating low level WC, wall mounted hand basin, extractor fan. Under floor heating. External door.

FIRST FLOOR

LANDING

Galleried landing with window to the front and rear aspect. Large storage cupboard with double doors. Access through to sitting room, bedroom two and shower room. Staircase to second floor.

SITTING ROOM 10'10" x 19'5" (3.30 x 5.92)

A wonderful room of generous proportions. Electric fire with surround. TV point. Window to front aspect. French doors leading to...

SUNROOM 16'1" x 9'10" (4.91 x 3.00)

Formally a balcony is this wonderful addition to this family home. Situated to the rear of the property overlooking the rear garden. TV point.

BEDROOM TWO 9'3" x 12'9" (2.82 x 3.89)

Double bedroom to the front of the property. Fitted wardrobes. TV point.

ENSUITE 5'10" x 6'3" (1.79 x 1.91)

Ensuite shower room consisting of low level WC and pedestal hand wash basin, shower cubicle with tiled splashbacks. Privacy window to rear.

SECOND FLOOR

LANDING

With loft access and light tunnel.

MASTER BEDROOM 9'6" (plus wardrobes) x 13'9" (max) (2.90 (plus wardrobes) x 4.19 (max))

Large double bedroom with fitted wardrobes and TV point. Window to front aspect. Access through to...



ENSUITE 9'6" x 5'0" (max) (2.89 x 1.52 (max))

White three piece suite comprising of walk in double shower unit. Pedestal hand wash basin and low level WC. Tiled splashbacks. Privacy window to rear aspect.

BEDROOM THREE 14'1" (plus recess) x 9'6" (4.29 (plus recess) x 2.90)

Double bedroom with two windows to the front elevation. TV point.

BEDROOM FOUR 9'9" x 9'8" (2.97 x 2.95)

Double bedroom to the rear of the property. TV point.

FAMILY BATHROOM 7'9" x 5'7" (2.36 x 1.69)

White three piece suite comprising of panelled bath with shower of mixer tap. Low level WC and pedestal hand basin. Tiled splashbacks. Sarason bathroom television.

EXTERNAL

The front of the property has been landscaped providing further off road parking.

Rear garden with paved patio adjoining the property, with raised artificial lawn, decking and patio area. Outdoor lighting and tap.

Leading through from an up and over garage door extending to a carport with ample off street parking. Detached garage consists of an up and over door, personnel door to the side with power and lighting.

ADDITIONAL INFORMATION**SERVICES**

Mains gas, electricity and water.

APPLIANCES

No appliances have been tested.

LOCAL AUTHORITY

East Riding of Yorkshire Council - Band E

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

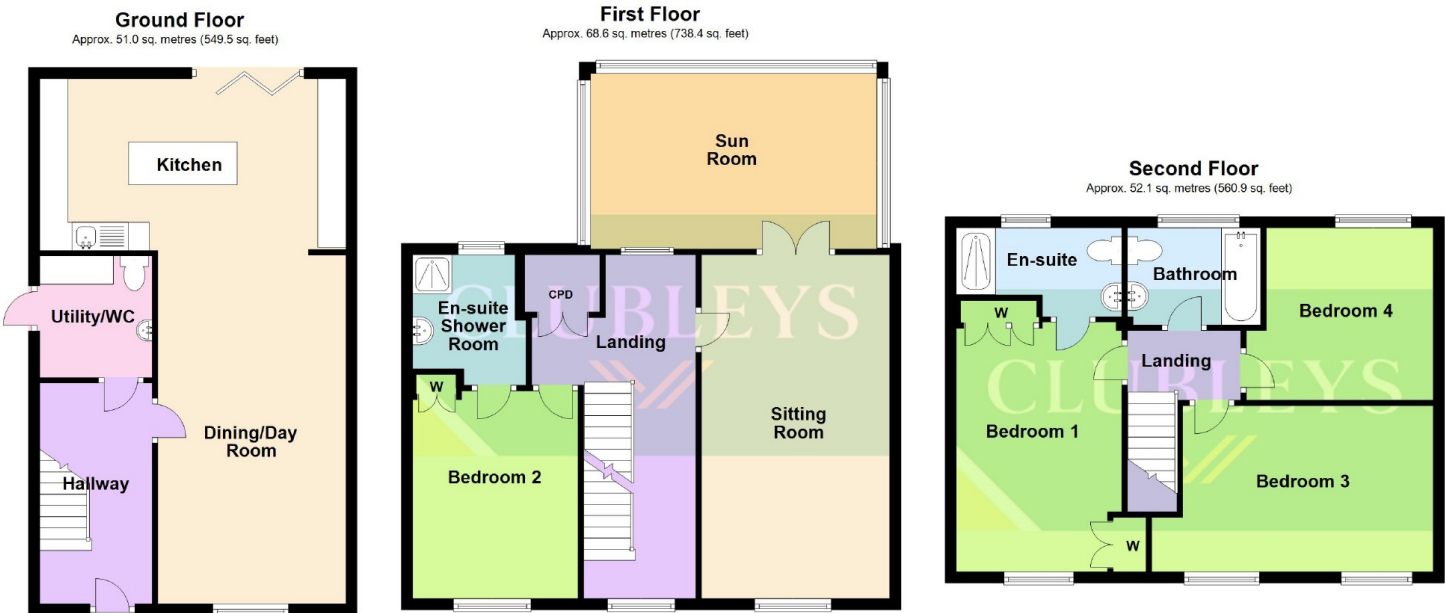
We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions) , Mortgage and Protection Adviser, by phoning her on 07540 536892 email Faye@holmefieldsolutions.co.uk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





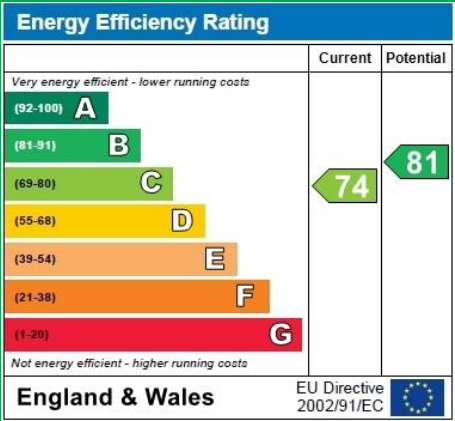
Floor Plan

This plan is for illustrative purposes only



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL
01430 874000 01430 872605
mw@clubleys.com
www.clubleys.com
Text: Clubley to 84840 to download
our mobile app



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

