CLUBLEYS

7, Buccaneer Way, Brough, HU15 1EW

£99,950

Well-presented one-bedroom home situated in the popular village of Brough, ideal for first-time buyers or investors.

The property offers a double bedroom, a well equipped family bathroom, sitting room, fitted kitchen and well-maintained accommodation throughout. Perfect 'lock up and go' living for the professional.

Conveniently located close to local amenities, transport links, cafes, bars, restaurants etc.

Must be viewed!

EPC RATING - C
COUNCIL TAX- BAND: A

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ZOOPLA

Tenure: Freehold
East Riding of Yorkshire
BAND: A

THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
With fitted carpets and under stairs storage.

BATHROOM
2.58 x 1.68 (8'5" x 5'6")
Three piece white suite with shower and screen to bath, part tiled walls, vanity basin and chrome ladder radiator.

FIRST FLOOR ACCOMODATION

SITTING ROOM
3.86 x 3.62 (12'7" x 11'10")
Including recessed spotlights. Storage cupboard housing boiler.

KITCHEN
2.38 x 2.18 (7'9" x 7'1")
Fitted with a range of wall, floor and base units, complimentary laminate worktops. Integrated oven and hob with four ring gas hob, dishwasher and washing machine, one and half bowl stainless steel sink unit and mixer tap. Picture window.

BEDROOM
2.97 x 2.34 (9'8" x 7'8")
Double room with storage cupboard.

OUTSIDE
Allocated parking space.

ADDITIONAL INFORMATION
*Broadband
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage

*Mobile
For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage

*Referral Fees
We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

Some photographs may have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

MEASUREMENTS/ FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

APPLIANCES
No appliances have been tested by the agent.

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

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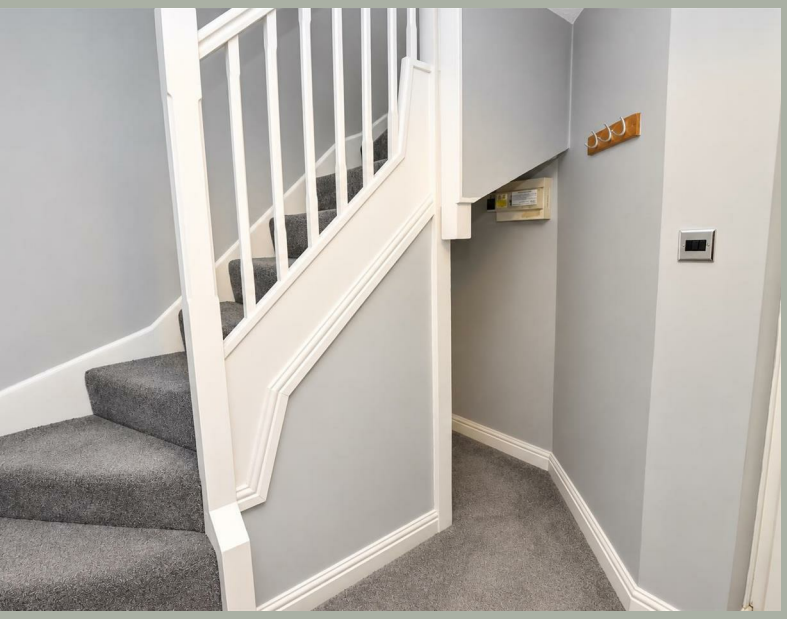
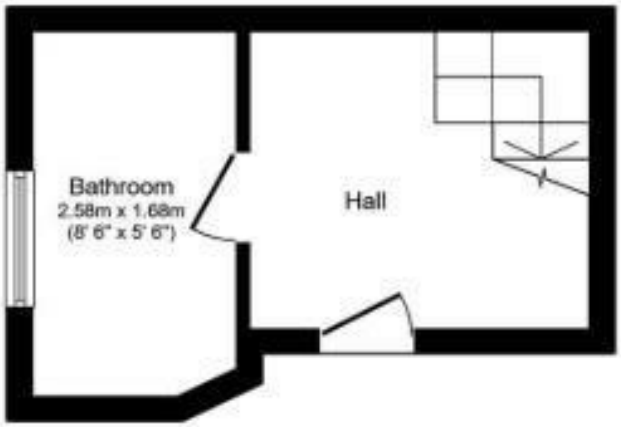
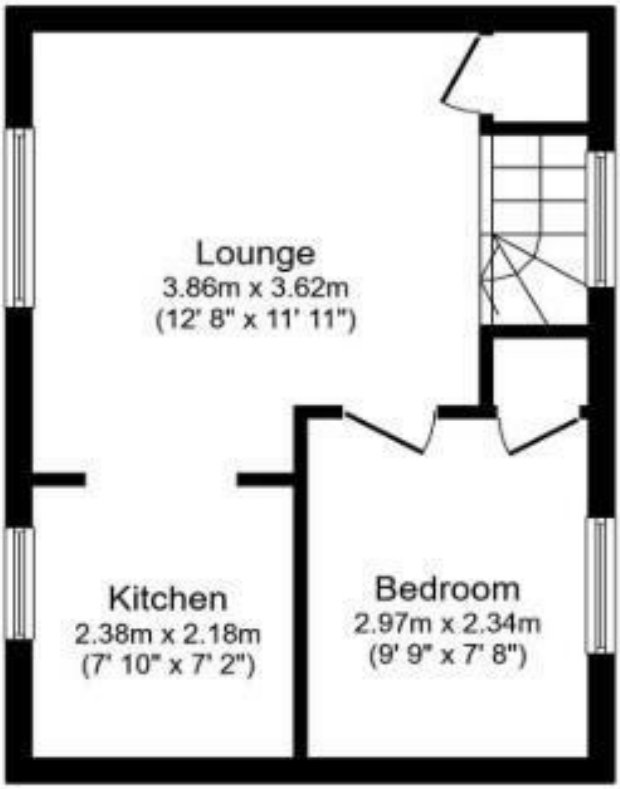


Estate Agents | Lettings Agents | Chartered Surveyors



Ground Floor



First Floor

AGENTS NOTES
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 and 9 am to 3 pm Saturday

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.

MATERIAL INFORMATION
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MORTGAGES
We are keen to stress 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 Advisor by phoning her on 07540 536891 or e-mail 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 Conduct Authority.

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 a 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.

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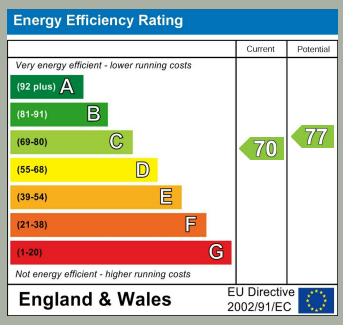

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to 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.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.