CLUBLEYS

7, Airedale Drive, Brough, HU15 1US

£300,000







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ZOOPLA

ABOUT THE PROPERTY

This recently built detached house on Airedale Drive offers a perfect blend of modern living with four spacious bedrooms, this property is of a show home standard ideal for families seeking comfort and style. The well-designed layout includes a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

The house boasts two contemporary bathrooms, ensuring convenience for all residents and the modern fixtures and fittings throughout the property are of a high standard making it a delightful place to call home.

Outside, the property features ample parking space for up to three vehicles, a valuable asset in today's busy world.

The surrounding Yorkshire Wolds provide a picturesque backdrop, offering opportunities for leisurely walks and outdoor activities, while still being within easy reach of local amenities.

This four-bedroom detached house is not just a home; it is a lifestyle choice, combining the best of village living with the comforts of a modern build. Whether you are a growing family or simply seeking more space, this property is sure to impress. Do not miss the chance to make this beautiful house your new home in Brough.

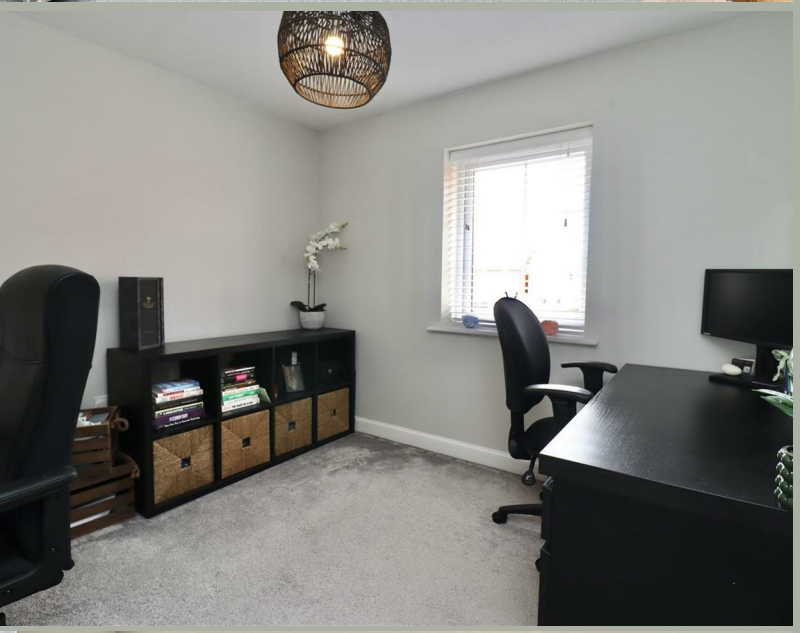
Tenure - Freehold
Council Tax Band - D
EPC - B



clubleys.com













Estate Agents | Lettings Agents | Chartered Surveyors

Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Front door leads into the entrance with stairs off to the first floor and understairs storage cupboard.

LOUNGE
4.88 x 3.23 (16'0" x 10'7")
UPVC double glazed window to front aspect.

KITCHEN/DINER
5.23 x 3.16 (17'1" x 10'4")
A contemporary designer kitchen with a range of wall and floor units with wood effect worktops incorporating integrated dishwasher, fridge/freezer, wall mounted self cleaning oven and gas hob with extractor over. Stainless steel sink drainer with mixer tap. LVT flooring. UPVC double glazed window and french doors with side panels overlooking the rear garden. Door leading to...

UTILITY
1.69 x 1.49 (5'6" x 4'10")
Range of base and wall units with pluming for washing machine and space for tumble dryer. UPVC window to rear elevation, Door leading to...

DOWNSTAIRS W.C
1.49 x 0.97 (4'10" x 3'2")
Suite comprising of low level WC, corner pedestal wash basin and LVT flooring. UPVC window to side

LANDING

MASTER BEDROOM
4.19 x 4.10 (13'8" x 13'5")
UPVC double glazed window to the front elevation. Door leading to...

EN-SUITE
1.98 x 1.67 (6'5" x 5'5")
Modern suite with walk in shower cubicle, low level WC and pedestal wash basin. UPVC window to front elevation.

BEDROOM TWO
3.51 x 3.17 (11'6" x 10'4")
Double room with UPVC window to rear elevation.

BEDROOM THREE
3.75 x 2.78 (12'3" x 9'1")
Double room with UPVC window to front elevation.

BEDROOM FOUR
3.10 x 2.87 (10'2" x 9'4")
UPVC window to rear elevation.

FAMILY BATHROOM
2.04 x 1.87 (6'8" x 6'1")
Modern suite comprising of pedestal wash basin, low level WC and panelled bath. UPVC window to rear elevation.

OUTSIDE
To the rear of the property there is a landscaped garden with a feature L shaped paved patio, artificial turf and well established raised borders. To the front of the property there is a driveway and lawned front garden.

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.

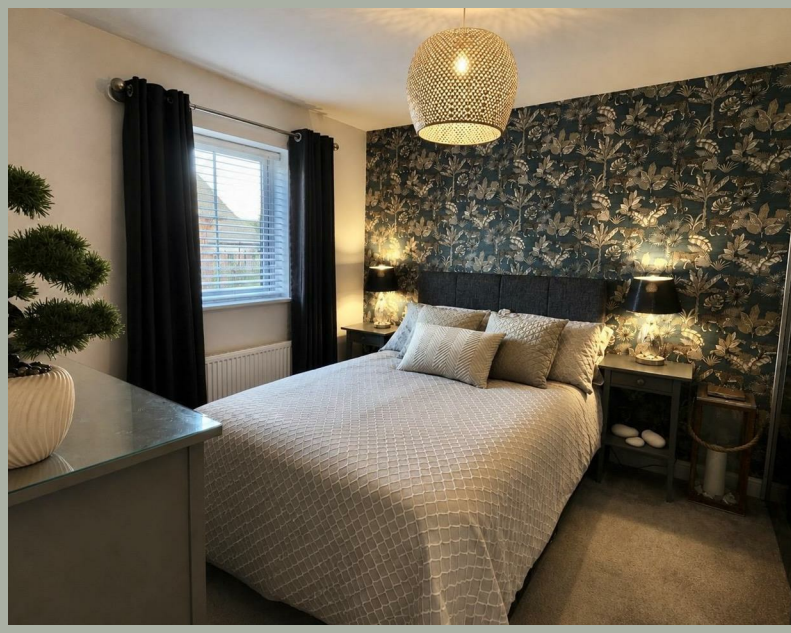
COUNCIL TAX BAND - D
EPC RATING - B

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

APPLIANCES
None of the appliances have been tested by the agent.

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



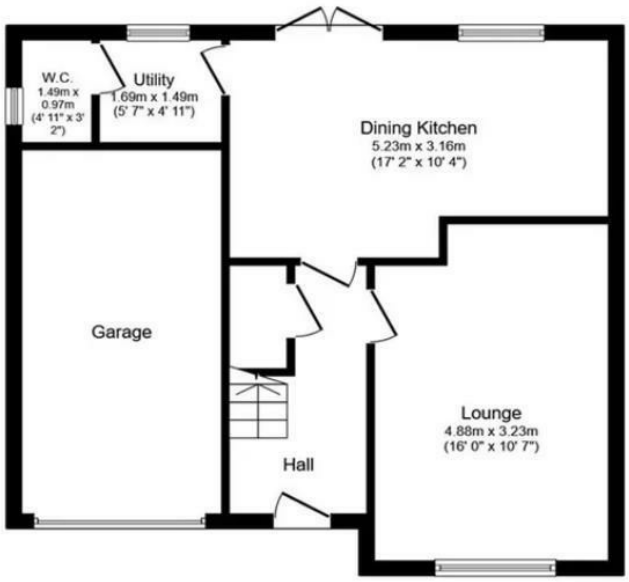




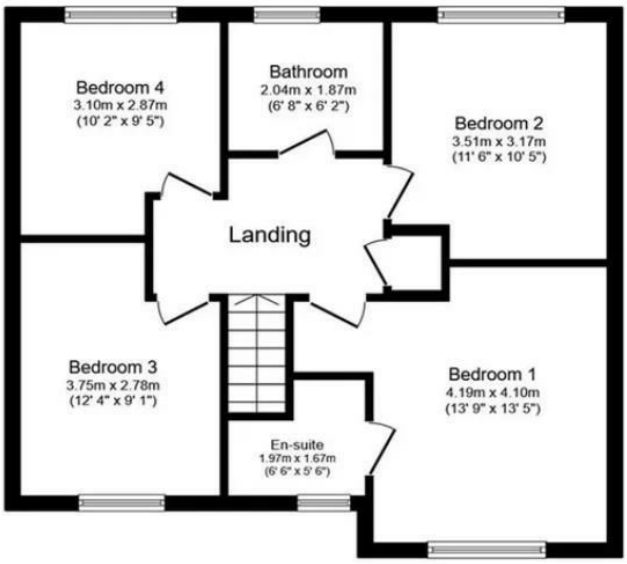








Ground Floor



First Floor

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

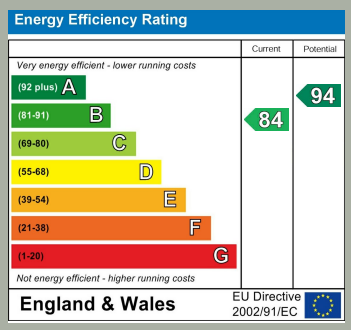
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

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.

CLUBLEYS

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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.