





## 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.

Located in the heart of Brough and close to a wide range of local amenities is this rarely available opportunity to acquire a two bedroom semi detached bungalow. The property is situated on a generous corner plot having gardens to three sides. The accommodation requires a degree of modernisation but benefits from Upvc double glazing and gas central heating briefly comprises porch, entrance hall, living room, kitchen, sun room, WC, two bedrooms and shower room. Side driveway and single detached garage.



## THE ACCOMMODATION COMPRISES

### ENTRANCE PORCH

Upvc door leads into the entrance porch with internal door into the..

### ENTRANCE HALL

Hatch to loft space, being partially boarded with retractable ladder. Storage cupboard, metre cupboard and telephone point.

**LIVING ROOM** 16'11" x 12'5" (5.15m x 3.78m)

Dual aspect with feature fireplace housing electric fire with marble effect hearth and surround, coving to the ceiling and Tv point.

**KITCHEN** 13'9" x 8'4" (4.18m x 2.54m)

Range of white wall and floor units with complimentary work surfaces incorporating one and a half bowl sink unit with mixer tap over, electric oven, four ring gas hob with concealed extractor over. Space for washing machine, fridge and freezer. Breakfast bar with further storage above. Wood effect laminate flooring and coving to the ceiling. Opening into the..

**SUN ROOM** 9'6" x 7'3" (2.90m x 2.20m)

Dual aspect with wood effect laminate flooring and side entrance door.

**BEDROOM ONE** 14'1" x 11'8" (4.28m x 3.56m)

Range of fitted wardrobes with overhead storage cupboards.

**BEDROOM TWO** 10'11" x 9'7" (3.32m x 2.92m)

Range of fitted wardrobes with central dressing table unit and overhead storage units.

### WC

White low level WC. Mermaid wet walling.

### SHOWER ROOM

White suite comprising of vanity hand basin with storage under and corner shower cubicle with electric shower. Recessed ceiling lights and mermaid wet walling.

### OUTSIDE

### GARDEN

A generous front and side garden laid mainly to lawn. Good sized private rear garden having been paved for ease of maintenance.





### GARAGE AND DRIVEWAY

Gravelled driveway providing ample off street parking. Single detached garage with double opening doors.

### 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

#### TENURE

Freehold

#### VIEWING

By appointment with the agent.

### OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

### 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 01482 662211 for further information or to arrange for one of our valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, 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.** Chris Clubley & Co Ltd T/A The Mortgage Advice Centre 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



Total area: approx. 74.3 sq. metres (799.5 sq. feet)

# CLUBLEYS

Chartered Surveyors,  
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