



2, Stubbs Close,  
Brough, HU15 1GN  
Chain Free £220,000

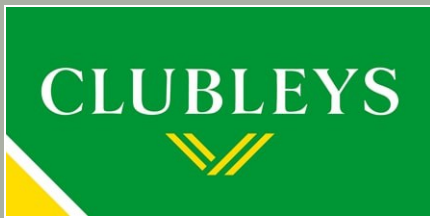


Located on Stubbs Close in Brough, this well presented semi-detached house offers three/four well-proportioned bedrooms and is ideal for families or those seeking extra space. The two reception rooms provide ample space for relaxation and entertainment and the house features two bathrooms and a downstairs cloakroom.

Outside, the property has parking for two vehicles and a single garage. The rear garden has been well maintained and has two paved patios adjacent to the property and to the rear.

Stubbs Close is a lovely neighbourhood, being close to local amenities and the property presents an excellent opportunity for those looking to settle in a lovely area with all the essentials within easy reach. Whether you are a first-time buyer or seeking a family home, this semi-detached house is sure to impress. Don't miss the chance to make it your own.

Tenure - Freehold  
Tax Band - D  
EPC - C



Tenure: Freehold  
East Riding of Yorkshire  
BAND: D

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALL

Front entrance door leads into the entrance hall with stairs off to the first floor and laminate flooring.

#### DINING ROOM/GUEST BEDROOM

3.67m x 2.68m (12'0" x 8'9")

A well presented room to the front elevation with laminate flooring and coved ceiling.

#### CLOAKROOM

Modern suite comprising of low level WC and pedestal wash hand basin.

#### BREAKFAST KITCHEN

3.75m x 3.56m (12'3" x 11'8")

Upgraded modern breakfast kitchen with an excellent range of light coloured wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated oven, four ring gas hob with contemporary extractor over, space for dishwasher and American fridge freezer. With feature tiling to the walls, laminate flooring and recessed spotlights to the ceiling. Floor unit with breakfast bar area and back door off.

### FIRST FLOOR

#### LANDING

With staircase leading to the second floor.

#### LIVING ROOM

4.85m x 3.78m (15'10" x 12'4")

A spacious light sand airy room with two feature Juliet balconies.

#### BEDROOM THREE

3.78m x 2.74m (12'4" x 8'11")

Double room to the rear elevation.

### SECOND FLOOR

#### LANDING

With built in recessed cupboard.

#### MASTER BEDROOM

3.78m x 2.69m (12'4" x 8'9")

Double room to the front elevation with fitted wardrobes comprising of one double and one single.

#### EN SUITE

Modern suite comprising of pedestal hand basin, low level WC and shower cubicle with full complimentary tiling, ladder radiator and vinyl flooring.

#### BEDROOM TWO

3.78m x 2.74m (12'4" x 8'11")

Double room to the rear elevation with fitted wardrobes comprising of one double and one single.

#### FAMILY BATHROOM

Upgraded modern suite comprising of vanity sink unit with storage under and moulded sink, low level WC and panelled bath with water fall shower over, hand held attachment and folding glass shower screen. Complimentary tiling to the walls, vinyl flooring and wall mounted ladder radiator.

#### OUTSIDE

To the front of the property is a small lawned area and the side driveway provides off street parking and leads to the garage with up and over door. A side access gate leads into the rear garden which is well maintained, laid mainly to lawn with decorative planting and timber fencing to the boundary line. Paved patio area adjacent to the property and a further patio area to the rear.

#### 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.

#### SERVICES

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

#### APPLIANCES

None of the appliances have been tested by the agents.

#### FLOORPLAN/MEASUREMENTS

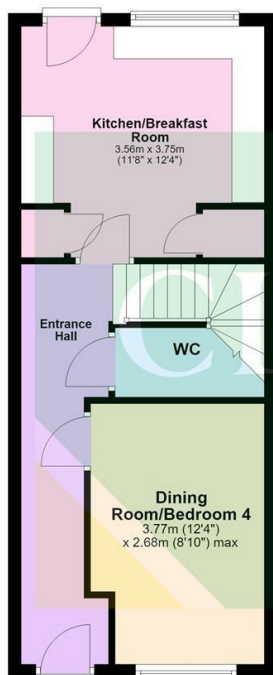
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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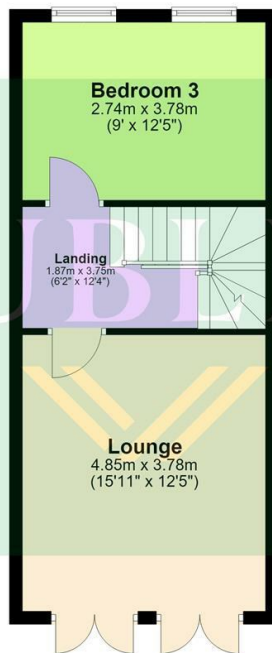


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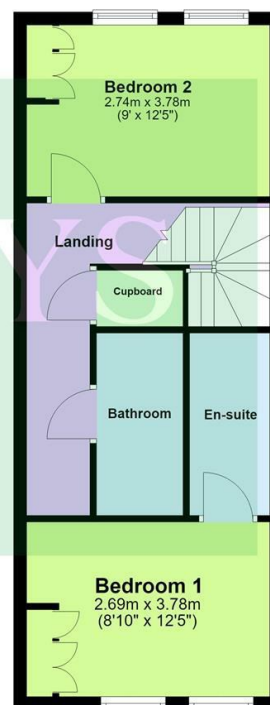
## Ground Floor



## First Floor



## Second Floor



Total area: approx. 113.2 sq. metres (1218.3 sq. feet)

### 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

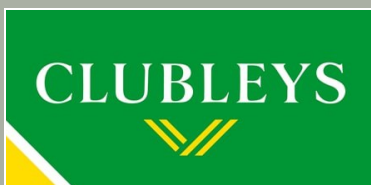
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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](mailto: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.



1 Toft Court, Skillings Lane, Brough, East  
Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         | 87                      |
| (81-91) B                                   |         |                         |
| (69-80) C                                   | 75      |                         |
| (55-68) D                                   |         |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |

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.