8, Harewood Crest, Brough, HU15 1QD
No Onward Chain £240,000







Nestled in the charming area of Harewood Crest, Brough, this delightful end-terrace townhouse offers a perfect blend of modern living and comfort. Built in 2007, the property boasts a generous 1,216 square feet of well-designed space, making it an ideal home for families or those seeking a bit more room to breathe.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxing or entertaining guests. The property features three spacious bedrooms, providing ample accommodation for family members or guests. With two well-appointed bathrooms, morning routines will be a breeze, ensuring convenience for all.

One of the standout features of this lovely townhouse is the absence of an onward chain, allowing for a smooth and hassle-free purchase process. Additionally, the property includes parking for one vehicle, a valuable asset in today's busy world.

Viewing is highly recommended to avoid disappointment.

Council Tax Band - D
Tenure - Freehold

Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Entrance door, stairs leading to first floor accommodation, radiator, understairs storage cupboard.

KITCHEN
4.089 x 2.760 (13'4" x 9'0")
Fitted with a range of wall, base & drawer units with complimentary work surfaces over, integrated double electric oven, four gas ring hob, extractor, space for fridge/freezer, space & plumbing for washing machine, space for tumble dryer, stainless steel tap with mixer tap, radiator, UPVC double glazed bay window to the front.

LOUNGE/DINER
5.212 x 4.747 (17'1" x 15'6")
UPVC double glazed patio doors leading to rear garden, two Velux windows in roof, radiator.

W.C
1.988 x 0.924 (6'6" x 3'0")
Low level W.C, pedestal wash hand basin, radiator.

FIRST FLOOR

LANDING
UPVC double glazed window to the side, stairs leading to master bedroom on second floor.

BEDROOM TWO
4.746 x 2.527 (15'6" x 8'3")
UPVC double glazed windows to the rear, cupboard for storage, cupboard housing boiler, radiator.

BEDROOM THREE
3.206 x 2.564 (10'6" x 8'4")
UPVC double glazed window to the front, radiator.

BATHROOM
2.551 x 2.037 (8'4" x 6'8")
Low level W.C, pedestal wash hand basin, panelled bath, radiator.

SECOND FLOOR

BEDROOM ONE
4.737 x 4.338 (15'6" x 14'2")
UPVC double glazed window to the front, fitted wardrobes, radiator, access to en-suite.

EN-SUITE
2.188 x 1.981 (7'2" x 6'5")
Double glazed Velux window, shower cubicle, pedestal wash hand basin, low level W.C, radiator.

OUTSIDE
To the front of the property is parking for one car, paved pathway leading to front entrance. Paved pathway continuing to the side of the property with gated access into rear garden. To the rear of the property is the enclosed garden with perimeter fencing, paved patio with an area with is laid to lawn.

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.

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, gas and electricity are connected to the property.

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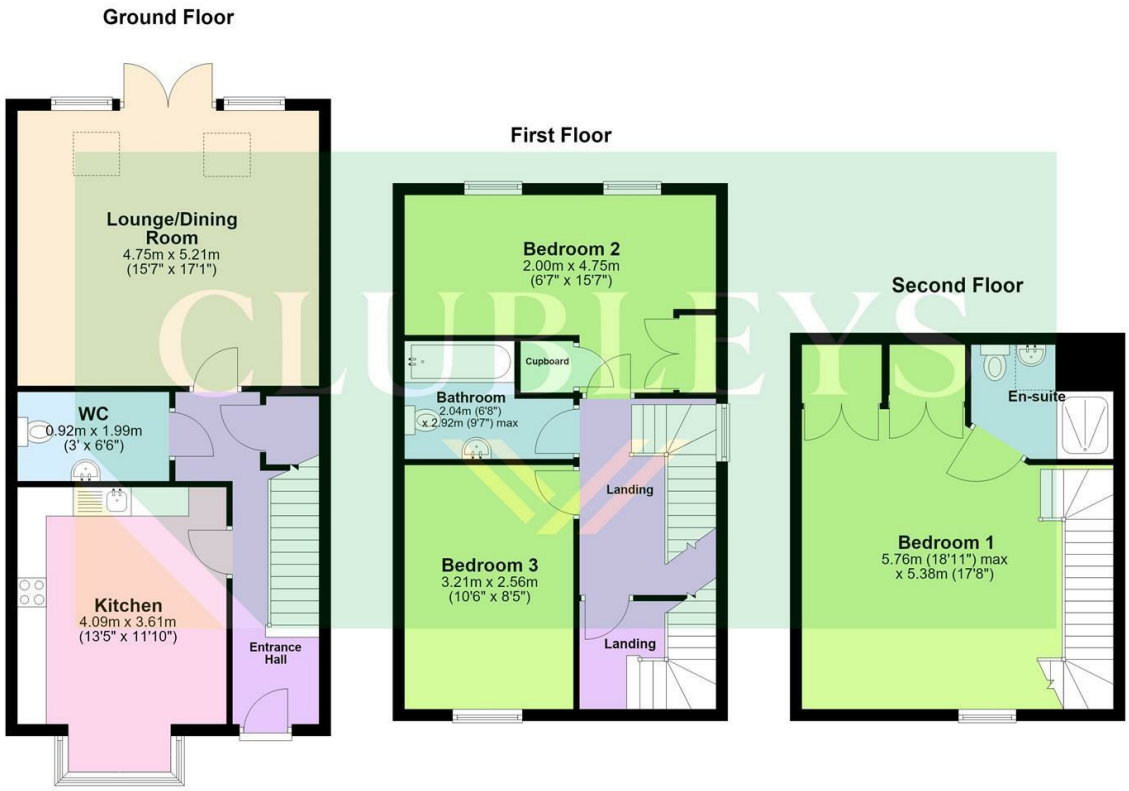








Estate Agents | Lettings Agents | Chartered Surveyors



Total area: approx. 131.4 sq. metres (1414.1 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
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.

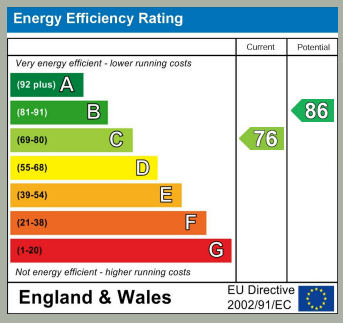
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

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.