CLUBLEYS

6, Constable Way, Brough, HU15 1GQ

£245,000







This impressive semi-detached house offers a perfect blend of modern living and family comfort. Built in 2008, this three-storey townhouse boasts well-designed space, making it an ideal family home.

The ground floor features a convenient bedroom with ensuite, perfect for guests or family members who prefer easy access. There is also a garden room off bedroom four/dayroom. The property also includes a dressing room to the master bedroom on the top floor, ensuring that storage is never an issue.

The heart of the home is undoubtedly the spacious dining kitchen. This space is perfect for families to get around the table together.

With a total of four bedrooms and three bathrooms, this residence caters to the needs of a growing family. The integral garage offers secure parking for two vehicles or just clever additional storage, adding to the convenience of this well-appointed home.

Situated in a great location in Brough, this property is surrounded by local amenities, schools, and parks, making it an excellent choice for families seeking a vibrant community. With its generous living space, modern features, and ideal location, this semi-detached house is a must-see for anyone looking to settle in this popular residential area.

Tenure - Freehold
Council Tax Band - D

Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

RECESSED PORCH
External cupboard.

ENTRANCE HALL
Comprising, internal door to garage, storage cupboards x 2, laundry room, stairs to first floor.

LAUNDRY ROOM
1.799 x 1.588 (5'10" x 5'2")
Fitted with base units, space for washer and further appliances.

DAY ROOM/BEDROOM FOUR
2.985 x 3.661 (9'9" x 12'0")
This multi functional room. Originally bedroom four, door leading to....

ENSUITE
2.419 x 1.179 (7'11" x 3'10")
A ground floor ensuite comprising WC, vanity wash basin & tiled shower cubicle. Tiled flooring, splashbacks. Fitted mirror. Window to rear aspect.

GARDEN ROOM
4.259 x 2.688 (13'11" x 8'9")
A conversion of the original conservatory, this room is ideal to be used all year round, looking out onto the rear garden.

FIRST FLOOR

LIVING ROOM
3.877 x 4.936 (12'8" x 16'2")
Living space with Juliet Balcony and window to front elevation.

DINING ROOM
3.12 x 2.59 (10'2" x 8'5")
Window to rear elevation, leading to...

KITCHEN
3.78 x 2.21 (12'4" x 7'3")
Modern base and wall mounted units, complimentary worktops, integrated appliances, includes: dishwasher, electric oven with gas hob, concealed extractor fan, and stainless steel sink and a half bowl with mixer tap. Window to rear elevation.

WC
1.262 x 2.243 (4'1" x 7'4")
Low level WC vanity wash basin, tiled splashback, downlights and wall mounted mirror.

SECOND FLOOR

BEDROOM ONE
3.911 x 3.142 (12'9" x 10'3")
Window to front elevation. Opening into...

DRESSING ROOM
With fitted wardrobes

ENSUITE
1.853 x 1.639 (6'0" x 5'4")
Comprising, Low level WC, vanity wash basin, and shower cubicle with electric shower.

BEDROOM TWO
3.073 x 2.583 (10'0" x 8'5")
Fitted wardrobes, window to rear elevation.

BEDROOM THREE
3.016 x 2.253 (9'10" x 7'4")
Double glazed window to the rear, fitted wardrobe.

BATHROOM
2.026 x 2.223 (6'7" x 7'3")
Panelled bath with shower, low level WC, sink set in vanity unit.

OUTSIDE
To the front of the property is the driveway providing parking for one vehicle. To the rear of the property is the enclosed garden which is mainly laid to lawn with wooden perimeter fencing.

GARAGE

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

SERVICES
Mains drainage, electricity & gas are connected to the property.

APPLIANCES
No appliances have been tested by the agents.

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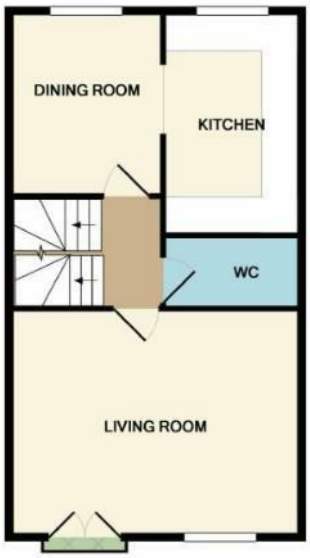




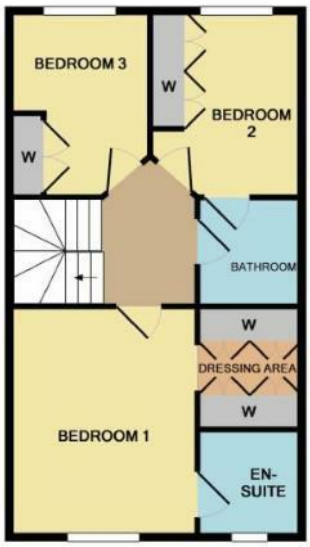
Estate Agents | Lettings Agents | Chartered Surveyors



GROUND FLOOR



1ST FLOOR



2ND 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
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.

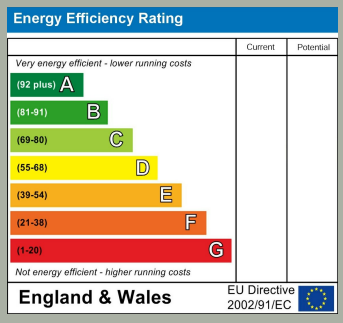
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting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