CLUBLEYS

21, The Oval,
Brough, HU15 1BT
£185,000







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ABOUT THE PROPERTY

EXTENDED three-bedroom semi-detached house LOCATED IN A POPULAR RESIDENTIAL LOCATION

Comprising of extended IMPRESSIVE KITCHEN, living room and utility/downstairs cloakroom. There are three bedrooms to the first floor and a family bathroom.

Outside, the property benefits a lawned garden to the rear while a spacious block paved driveway offers ample off street parking.

Located in Brough, this home is ideally situated close to local amenities, schools, and transport links.

Tenure - Freehold
Tax Band - B
Epc - Tbc



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Tenure: Freehold
East Riding of Yorkshire
Band: C

ACCOMODATION COMPRISES

ENTRANCE HALLWAY
Front entrance door leading in.

LOUNGE
4.79 x 3.44 (15'8" x 11'3")
With electric fire and surround, UPVC double glazed window to front aspect.

DINING ROOM
4.83 x 3.1 (15'10" x 10'2")
With laminate flooring and open plan into kitchen. Door to....

UTILITY ROOM
2.95 x 1.41 (9'8" x 4'7")
With fitted units, tiled splashbacks and flooring. Storage.

DOWNSTAIRS WC
4.8 x 2.11 (15'8" x 6'11")
With low level WC, vinyl flooring

KITCHEN
5.74 x 2.76 (18'9" x 9'0")
Fantastic upgraded modern kitchen comprising of an excellent range of base and wall units with wood effect worktops and tiled splashbacks. Integrated oven, four ring hob with chimney extractor over, fridge/freezer and space for washing machine and dishwasher. Tiled flooring

LANDING

BEDROOM ONE
3.93 x 3.1 (12'10" x 10'2")
Double room with UPVC double glazed window and fitted wardrobes.

BEDROOM TWO
3.55 x 3.46 (11'7" x 11'4")
Double room with UPVC double glazed window, storage.

BEDROOM THREE
2.87 x 2.18 (9'4" x 7'1")
To the front elevation.

BATHROOM
2.57 x 1.66 (8'5" x 5'5")
UPVC double glazed window to rear. Suite comprising of panel bath, low level WC and wash hand basin and heated chrome ladder radiator. Tiled floor and walls.

EXTERNAL
Garden to rear laid mainly to lawn with timber boundary fencing. Shared block paved driveway provides off street parking.

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/APPLIANCES
Mains electricity, gas and drainage are connected to the property. No appliances have been tested by the agents.

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

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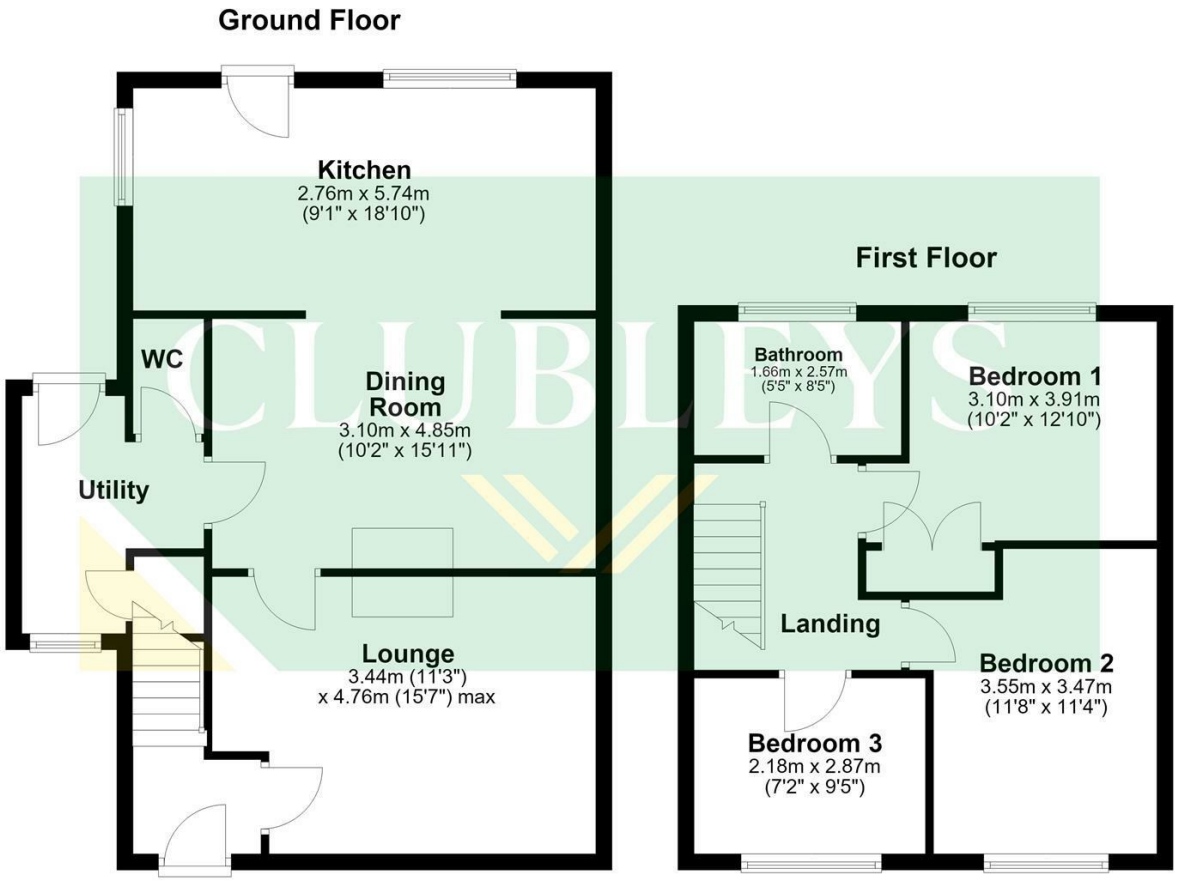

VIEWING
By appointment with the Agent.

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.

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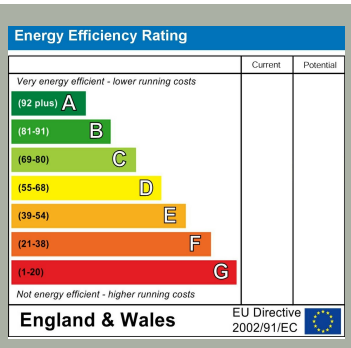

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Clubleys 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.