



Airedale Drive, Brough HU15 1US

Welcome to

Airedale Drive, Brough

Lovely Home In Brough with - Entrance Hall, Lounge, Kitchen/Diner, Family Bathroom & Ground Floor Cloakroom, 3 Bedrooms (Master With En Suite), Gardens, 2 Allocated Parking Spaces & EV Charging Point. Book your viewing now!



Entrance Hall

With double glazed door to the front and stairs to the First Floor.

Cloakroom

With low level wc, wash hand basin, radiator and double glazed window.

Lounge

With double glazed window to the front and radiator.

Kitchen/Diner

Fitted kitchen with a range of wall and base units, work surfaces, sink and drainer unit, electric hob, electric oven, cooker-hood, double glazed window to the rear and patio style doors leading to the Rear Garden.

First Floor

Bedroom 1

With double glazed window to the front and radiator.

En Suite

With shower cubicle, low level wc, wash hand basin, radiator and double glazed window to the side.

Bedroom 2

With double glazed window to the front and radiator.

Bedroom 3

With double glazed window to the rear and radiator.

Bathroom

Bathroom with bath, low level wc, wash hand basin, radiator and double glazed window.

Outside

Front

With electric car charging point and 2 allocated parking spaces.

Rear Garden

With lawned area and timber fencing.

Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Welcome to

Airedale Drive, Brough

- Semi-Detached Home In Brough
- 3 Bedrooms (Master With En Suite)
- Family Bathroom & Ground Floor Cloakroom
- 2 Allocated Parking Spaces
- EV Charging Point To The Front

Tenure: Freehold EPC Rating: B

Council Tax Band: C

£205,000

Directions to this property:

See below map for property location, for further information on the local area please contact the Residential Sales Team on 01482 653111.



Please note the marker reflects the postcode not the actual property

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Property Ref:
WBY111704 - 0005

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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