



17, Langthwaite Close,
Brough, HU15 1TH
Offers Over £200,000



ABOUT THE PROPERTY

****Vacant Possession****

Offering this 'three storey' town house positioned close to all local amenities, shops and schools. This modern layout briefly comprises: entrance hall, cloakroom, breakfast kitchen, dining room, spacious living room and one bedroom to the first floor with a further two bedrooms (master with en-suite) and a family bathroom to the 2nd floor. The property provides outdoor space to the rear where you will find an enclosed garden with lawn, a garage and parking lies in a separate courtyard close by.

This property will make a lovely, spacious family home and is worthy of internal viewing to appreciate the size and space on offer.

East Riding of Yorkshire Council Tax Band: D







Tenure: Freehold
East Riding Of Yorkshire
Band: D

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR

ENTRANCE HALL

Stairs to first floor. Laminate flooring, coving to ceiling.

BREAKFAST KITCHEN

3.81 x 2.52 (12'5" x 8'3")

Range of beechwood effect wall and base units, complimenting worktops. Stainless steel sink unit with drainer. Space for range cooker with stainless steel canopy over, washing machine and dishwasher. Integrated fridge/freezer. Fitted extractor fan. Part tiling to walls and tiled floor, ceiling spotlights.

CLOAKROOM/WC

Suite comprising: low level WC and wash hand basin with tiled splashback, extractor fan, laminate flooring, recessed spotlights to ceiling.

DINING ROOM

3.79 x 3.46 (12'5" x 11'4")

rear exit door to garden. Under stairs storage cupboard. TV point, coving to ceiling.

FIRST FLOOR

LANDING

Stairs to first floor.

LIVING ROOM

4.94 x 3.81 (16'2" x 12'5")

A lovely feature of this room are the French doors leading out to a Juliette balcony overlooking the open lawn area to the front aspect. TV point, coving to ceiling.

BEDROOM THREE

3.80 x 2.63 (12'5" x 8'7")

Dual aspect spacious room to the rear, with fitted wardrobes.

SECOND FLOOR

LANDING

Storage cupboard housing hot water cylinder.

MASTER BEDROOM

3.79 x 2.79 (12'5" x 9'1")

Fitted wardrobes with mirrored sliding doors, to the front aspect.

EN-SUITE

1.93 x 1.25 (6'3" x 4'1")

White three piece suite comprising: low level WC, pedestal wash hand basin. Shower unit with wet walling and half tiled. Recessed spot lighting to ceiling, towel ladder radiator.

BEDROOM TWO

2.07 x 1.45 (6'9" x 4'9")

A room to the rear of the property, with recessed fitted wardrobes. Hatch to loft space. Dual aspect.

BATHROOM

2.07 x 1.45 (6'9" x 4'9")

White three piece suite comprising: low level WC, pedestal wash hand basin and panelled bath. Half tiled walls & tiled floor. Extractor fan, towel ladder radiator. Ceiling spot lighting.

OUTSIDE (Front & Rear)

The front of the property is a small decked yard.

The rear of the property offers timber fencing to boundaries. Laid to lawn with paved pathway and patio area.

Detached garage.

ADDITIONAL INFORMATION

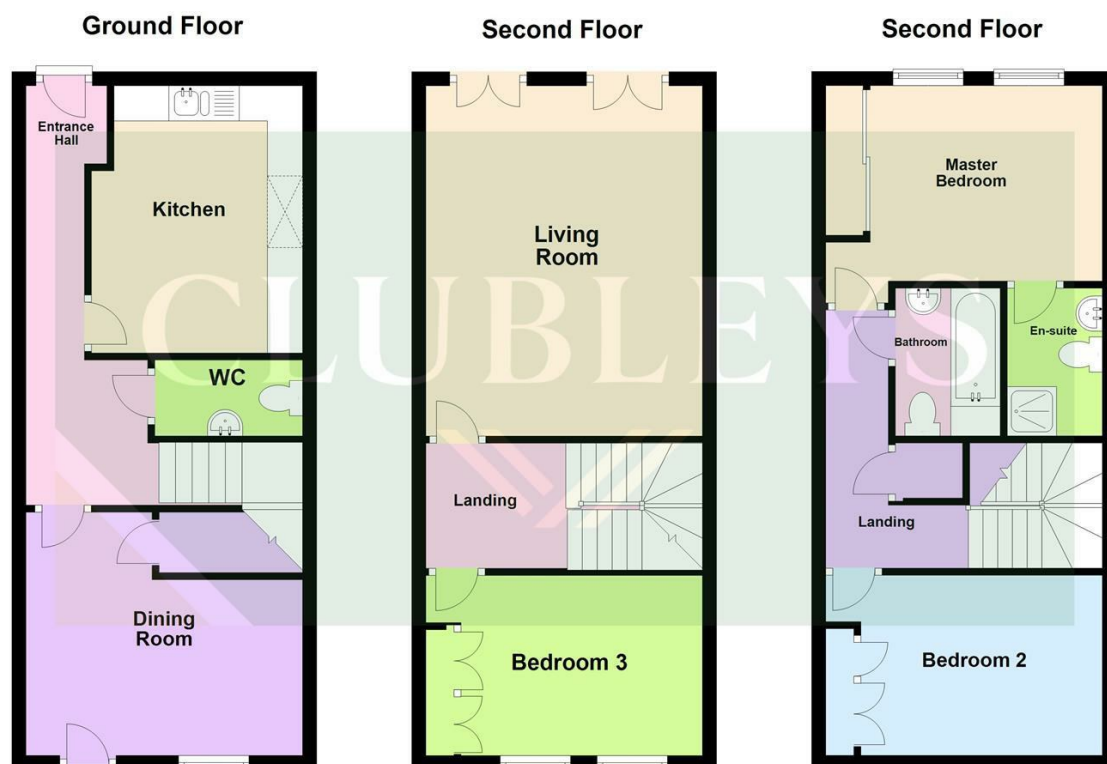
APPLIANCES

No appliances have been tested by the agents.

SERVICES

Mains gas, electricity and drainage are connected to the 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.

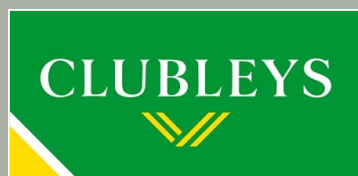
MORTGAGES

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.

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.



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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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(69-80) C	76	
(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