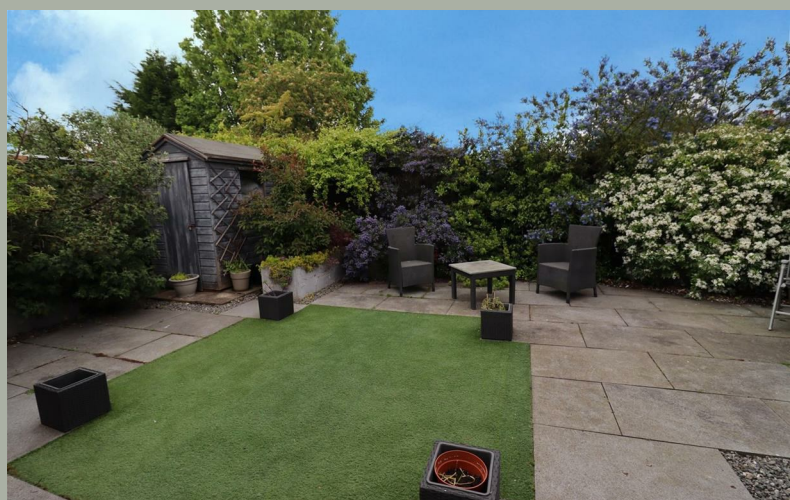




4, Haven Avenue,  
Brough, HU15 1DP  
£235,000



If you're looking for a spacious two bedroom semi detached bungalow, then look no further!

Positioned on Haven Avenue, close to Brough's superb range of amenities, this bungalow offers both comfort & convenience. This property features a spacious lounge, kitchen/diner, family bathroom & two good size bedrooms both with fitted wardrobes. Outside you will discover a private east facing garden which is great to enjoy your morning coffee, whilst the front provides ample off road parking.

If you think this lovely 'true' bungalow fits the bill, then book a viewing today!

Tenure - Freehold  
Council Tax Band - A



Tenure: Freehold  
East Riding of Yorkshire  
BAND: A

## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Composite entrance door, laminate flooring, recessed spotlights, radiator, loft access. (loft ladder and partially boarded)

### LOUNGE

4.80 x 3.40 + bay (15'8" x 11'1" + bay)

UPVC double glazed bay window to the front, fire surround, radiator, ceiling light,

### KITCHEN/DINER

4.39 x 2.77 (14'4" x 9'1")

Fitted with a range of floor, wall & base units with complementary laminate work surfaces, integrated double electric oven, 4 ring electric hob, extractor hood, stainless steel sink with mixer tap, integrated washing machine, space for dining table, radiator, UPVC double glazed windows to the side & rear, UPVC double glazed door leading to rear garden.

### BEDROOM ONE

3.63 x 3.25 (11'10" x 10'7")

UPVC double glazed window to the front, fitted wardrobes with sliding doors, radiator.

### BEDROOM TWO

3.35 x 2.74 (10'11" x 8'11")

UPVC double glazed window to the rear, fitted wardrobes with sliding doors, space for double bed, radiator, loft access.

### BATHROOM

UPVC double glazed opaque window to the rear, panelled bath with shower over, pedestal wash hand basin, low level W.C, radiator.

### OUTSIDE

To front of the property is the graveled driveway providing ample off road parking with a hedge for privacy. To the rear of the property is the east facing private garden, laid with granite paving, mature shrubs & greenery, central area laid with artificial turf. Side access from driveway.

### 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

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

### 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 agents.

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Estate Agents | Lettings Agents | Chartered Surveyors

## Ground Floor



Total area: approx. 65.0 sq. metres (699.8 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

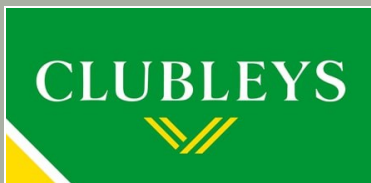
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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### 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](mailto: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.



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| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             | 87      | 65        |
| EU Directive 2002/91/EC                     |         |           |

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.