



14, Harewood Crest,
Brough, HU15 1QD
No Onward Chain £350,000

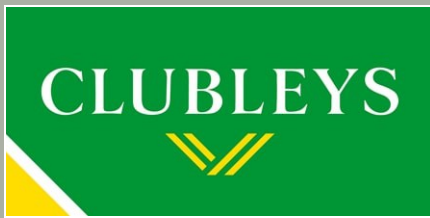


This spacious and well-presented family home offers generous accommodation set across three floors. It begins with a welcoming entrance hall leading to a cloakroom, a comfortable living room, and an impressive open-plan dining kitchen, ideal for family life and entertaining, complemented by a separate utility room.

To the first floor are three well-proportioned double bedrooms, including a main bedroom with its own ensuite shower room, while all bedrooms benefit from fitted wardrobes. A modern family bathroom serves this floor. The second floor provides two further spacious double bedrooms and an additional bathroom, offering flexible accommodation perfect for larger families, guests, or home working.

Externally, the property features a partly walled rear garden, predominantly laid to lawn, providing a pleasant outdoor space. There is also access to a private driveway leading to a detached double garage, offering ample parking and storage.

Tenure - Freehold
Council Tax Band - F
EPC: C



Tenure: Freehold
East Riding of Yorkshire
BAND: F

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Front door leading in with side glazed window panels, stairs off to the first floor and understairs storage cupboard.

LOUNGE

6.350 x 3.410 (20'9" x 11'2")

Bright and airy dual aspect room, feature fireplace with timber effect surround, marble effect inset and hearth housing coal effect fire. UPVC double glazed window to the side.

DINING ROOM

5.540 x 3.750 plus bay (18'2" x 12'3" plus bay)

Range of light coloured wall and floor units with complimentary work surfaces incorporating a one and a half bowl stainless steel sink unit, integrated fridge freezer, split level oven and four ring gas hob with chimney extractor over. Part tiling to the walls. Opening into the spacious dual aspect dining area, large bay with patio doors into rear garden. Door into..

UTILITY ROOM

1.970 x 1.950 (6'5" x 6'4")

Wall and floor units with complimentary work surface incorporating stainless steel sink unit. Space for tumble dryer and washing machine. Recessed storage cupboard and back door off.

DOWNSTAIRS W.C

Suite comprising of low level WC, pedestal hand basin, part tiling to the wall and extractor fan.

FIRST FLOOR

LANDING

With stairs off to the first floor and large recessed storage cupboard housing hot water tank.

MASTER BEDROOM

3.100 x 3.770 (10'2" x 12'4")

A larger than average room being dual aspect with two double recessed cupboards. UPVC double glazed windows to the side & front.

ENSUITE

1.180 x 2.180 (3'10" x 7'1")

Suite comprising of double shower cubicle with bi-fold doors and mains fed shower, low level WC and pedestal hand basin. Full tiling to the shower and part tiling to the walls. Extractor fan. UPVC double glazed window to the side.

BEDROOM THREE

3.350 x 3.430 (10'11" x 11'3")

A good sized double being dual aspect with with two double wardrobes and recessed storage cupboard. UPVC double glazed windows to the front & side.

BEDROOM FOUR

2.950 x 3.440 (9'8" x 11'3")

Good sized double with double recessed cupboard. UPVC double glazed window to the side.

FAMILY BATHROOM

1.950 x 2.100 (6'4" x 6'10")

Suite comprising of low level WC, pedestal hand basin and panelled bath with shower over. Part tiling to the walls and extractor fan. UPVC double glazed window to the rear.

SECOND FLOOR

LANDING

BEDROOM TWO

4.290 x 3.510 (14'0" x 11'6")

Dual aspect with Velux window and recessed storage cupboard.

BEDROOM FIVE

2.350 x 3.850 (7'8" x 12'7")

Double glazed window to the front with recessed storage cupboard.

SHOWER ROOM

1.840 x 1.870 max (6'0" x 6'1" max)

Suite comprising of low level WC, pedestal hand basin and shower cubicle. Full tiled shower and part tiled walls. Extractor fan and Velux window.

OUTSIDE

Front Garden - Laid mainly to lawn with decorative mature planting and side access gate.

Rear Garden - Laid to lawn with a paved patio adjacent to the rear of the property. Timber and brick wall to the boundary. Rear access gate leads to the..

DRIVEWAY & GARAGE

Providing ample off street parking for multiple vehicles. Double garage with power and light. up and over door.

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.

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 agent.

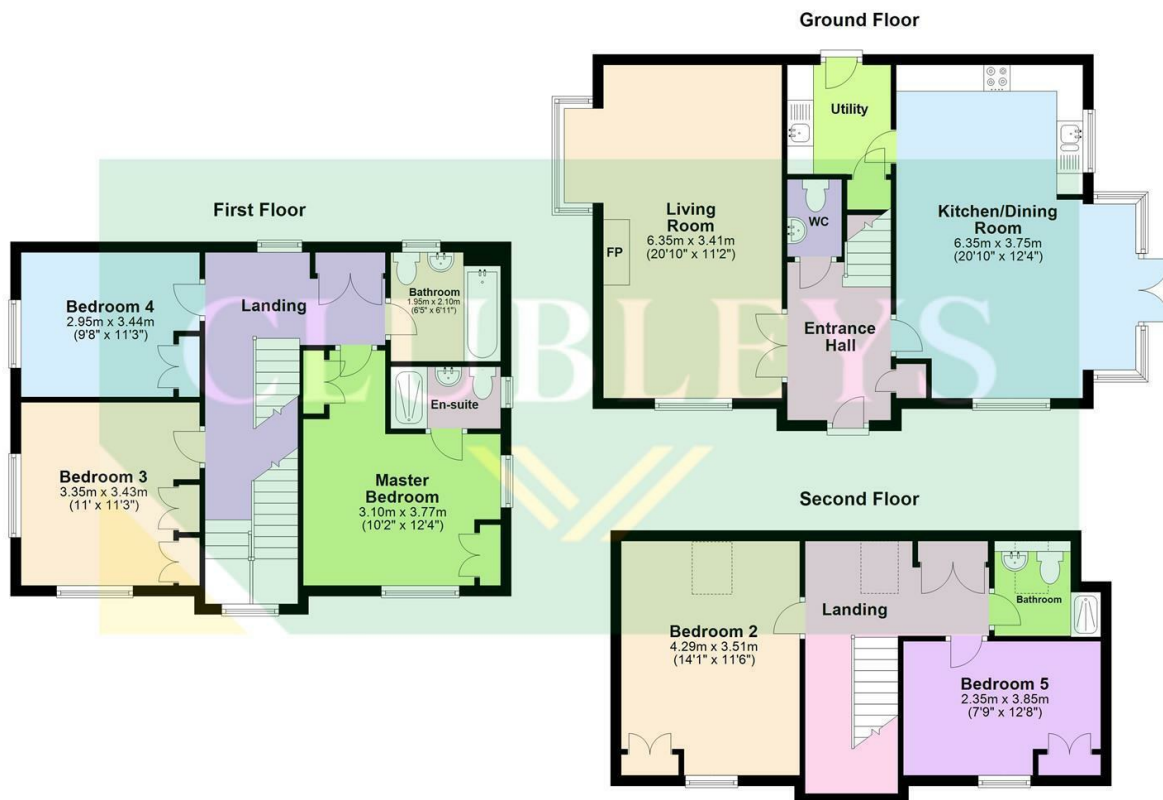
SERVICES

Mains water, drainage and electricity are connected to the property.

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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.

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

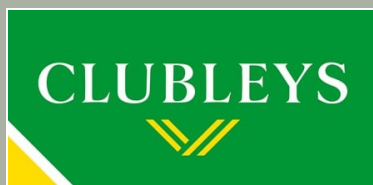
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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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 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		85
(81-91) B		
(69-80) C	78	
(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

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.