4, Humber Crescent, Brough, HU15 1BP

£180,000







Lovely spot on Humber Crescent, Brough! This traditional three-bedroom semi-detached house presents a wonderful opportunity for those looking update and create their dream home. With vacant possession, you can move in and start making it your own right away.

The accommodation begins with an entrance lobby leading into a spacious lounge. Adjacent to the lounge is a separate dining room. The ground floor also features a convenient downstairs WC and kitchen, which offers ample potential for modernisation and personalisation.

The first floor provides three generously sized bedrooms (master fitted), a shower room, which is functional and ready for your personal touch.

Outside, the property is set on a sizeable plot, boasting both front and rear gardens. A side driveway leads to a single garage, providing additional storage or parking options.

This property is ideal for those who appreciate the charm of a traditional home and are willing to invest some time and effort into updating it. With its excellent location and spacious layout it's a fantastic opportunity for families or first-time buyers looking to settle in the lovely community of Brough.

EPC: To follow
Council Tax Band: A

CLUBLEYS

Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES:

GROUND FLOOR

ENTRANCE LOBBY
With a glazed panelled entrance door, ceiling light and radiator. Staircase off, and door leading into

LOUNGE
4.82 x 3.44 (15'9" x 11'3")
Spacious room with window to the front elevation, feature fire surround with marble effect back and hearth, inset gas fire. Understairs storage cupboard, radiator.

DINING ROOM
4.83 x 3.01 (15'10" x 9'10")
With window to the rear elevation, radiator, small range of floor units and drawers with complimentary work top, storage cupboard/pantry. Feature fire surround with mounted electric fire.

KITCHEN
2.89 x 1.44 (9'5" x 4'8")
Kitchen space in need of updating - Comprises: a range of base and floor units with complimentary work surfaces, stainless steel sink unit and drainer, space for oven, washing machine and space for fridge, understairs storage cupboard, vinyl flooring, ceiling light, window to the front elevation.

DOWNSTAIRS WC
Located off the kitchen, this convenient space comprises a low flush wc and window to the side elevation.

FIRST FLOOR

LANDING
With loft access, ceiling light, window to side elevation.

BEDROOM ONE (MASTER)
2.92 (max) x 2.90 (9'6" (max) x 9'6")
Spacious double room with window to the front elevation, wall of fitted wardrobes, radiator.

BEDROOM TWO
3.97 (max) x 3.14 (13'0" (max) x 10'3")
Spacious double room with window to rear elevation, radiator and ceiling light.

BEDROOM THREE
2.85 (max) x 2.20 (9'4" (max) x 7'2")
Window to front elevation, radiator and ceiling light. and over-stairs storage cupboard housing boiler.

SHOWER ROOM
1.95 to shower x 1.58 (6'4" to shower x 5'2")
Fitted with a walk-in shower unit providing a rainfall shower head and hand held shower attachment, glazed screen. Low flush WC, pedestal wash hand basin, window to rear elevation, vinyl flooring and ceiling light. Wall mounted mirrored cabinet.

OUTSIDE (Front & Rear)
To the rear of the property is a paved patio area, mainly laid to lawn with shrubs and bedding plants to the borders and conifer hedging to the boundary. Side access leads from the front of the property via a driveway to a single garage.

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

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

APPLIANCES
None of the appliances have been tested by the selling agent.

clubleys.com



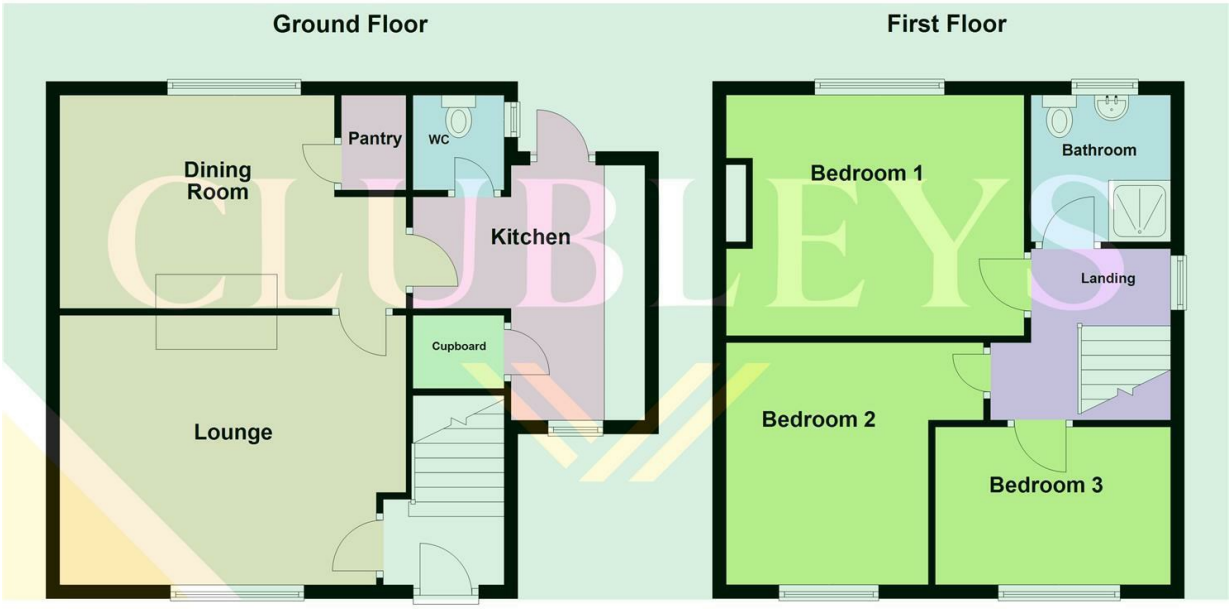












Total area: approx. 101.7 sq. metres (1094.4 sq. feet)

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.

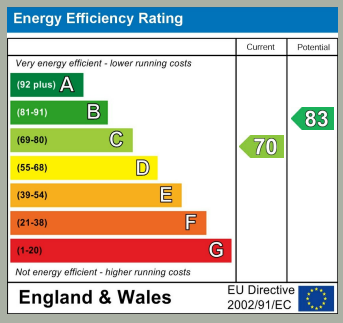
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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.