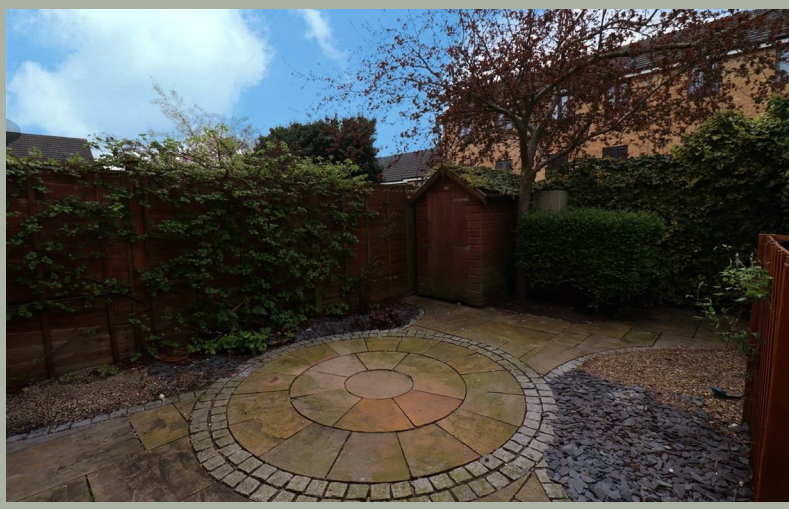
5, Turner Close, Brough, HU15 1GU
£210,000







Located on Turner Close, Brough, this spacious house offers a great blend of modern living and comfort. Built in 2008, the property spans an impressive 1,173 square feet, providing ample space for families or those seeking a little extra room.

The property briefly comprises of entrance hall, cloakroom and open plan kitchen/day room to the ground floor. To the first floor is a living room and bedroom. The second floor has the master bedroom with en suite, bedroom two and a family bathroom. The property includes parking for two vehicles, a valuable feature in today's world.

The location of Brough offers easy access to local amenities, schools, and transport links, making it an ideal choice for families and professionals alike.

Tenure - Freehold
Tax Band - D
EPC RATING - C

Tenure: Freehold
East Riding of Yorkshire
BAND: D

ENTRANCE HALL
Front entrance door leads into entrance hall with stairs off to the first floor. Ceiling coving.

CLOAKROOM
1.52m x 1.39m (4'11" x 4'6")
Modern suite comprising of low level WC and pedestal wash hand basin. Wall mounted unit housing central heating boiler. Tiled to the walls, and tile effect flooring.

OPEN PLAN KITCHEN/DAY ROOM
6.25m x 4.55m (20'6" x 14'11")
Modern bright room ideal for modern family living. The kitchen area has a good range of light wood effect wall and floor units with complimentary work surfaces incorporating one and a half bowl stainless steel sink unit with mixer tap, integrated dish washer, washing machine and fridge freezer. Space for Aga style oven with a fixed stainless steel chimney extractor above. Under stairs storage cupboard and a further recessed cupboard housing hot water tank. Extending to a spacious living area with patio doors leading into the rear garden. Coving to the ceiling, recessed spotlights, tiled flooring to the kitchen area and carpet to living area.

FIRST FLOOR

LANDING
Stairs to the second floor.

LIVING ROOM
4.57m x 3.844m (14'11" x 12'7")
A good sized room to the rear elevation. Ceiling coving.

BEDROOM THREE
3.80m x 2.73m (12'5" x 8'11")
Double room to the front elevation with fitted wardrobes.

SECOND FLOOR
Hatch to loft space.

MASTER BEDROOM
4.73m x 2.78m (15'6" x 9'1")
To the rear elevation with fitted wardrobes.

EN SUITE
2.08m x 1.71m (6'9" x 5'7")
Suite comprising of low level WC, pedestal Wash hand basin and shower cubicle, with recessed spotlights, extractor fan and shaver point. Large ladder radiator, tiling to the walls and vinyl flooring.

BEDROOM TWO
3.89m x 3.05m (12'9" x 10'0")
Double room to the front elevation with a single fitted wardrobe and a further over stairs cupboard.

FAMILY BATHROOM
2.06m x 1.69m (6'9" x 5'6")
Modern suite comprising of panelled bath, low level WC and pedestal wash hand basin. With chrome, ladder radiator, shaver point and extractor fan.

OUTSIDE
To the front of the property is parking for two cars. Path leading to the property with decorative stone either side. The rear garden has been landscaped for ease of maintenance with decorative mature shrubbery, bin store and a side access gate.

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.

Some photographs have been digitally enhanced using AI-assisted editing for presentation purposes only. Enhancements may include sky replacement and the removal of temporary items such as vehicles, bins, or other movable objects. Images are intended to provide a fair and accurate representation of the property.

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

APPLIANCES
No appliances have been tested by the agent.

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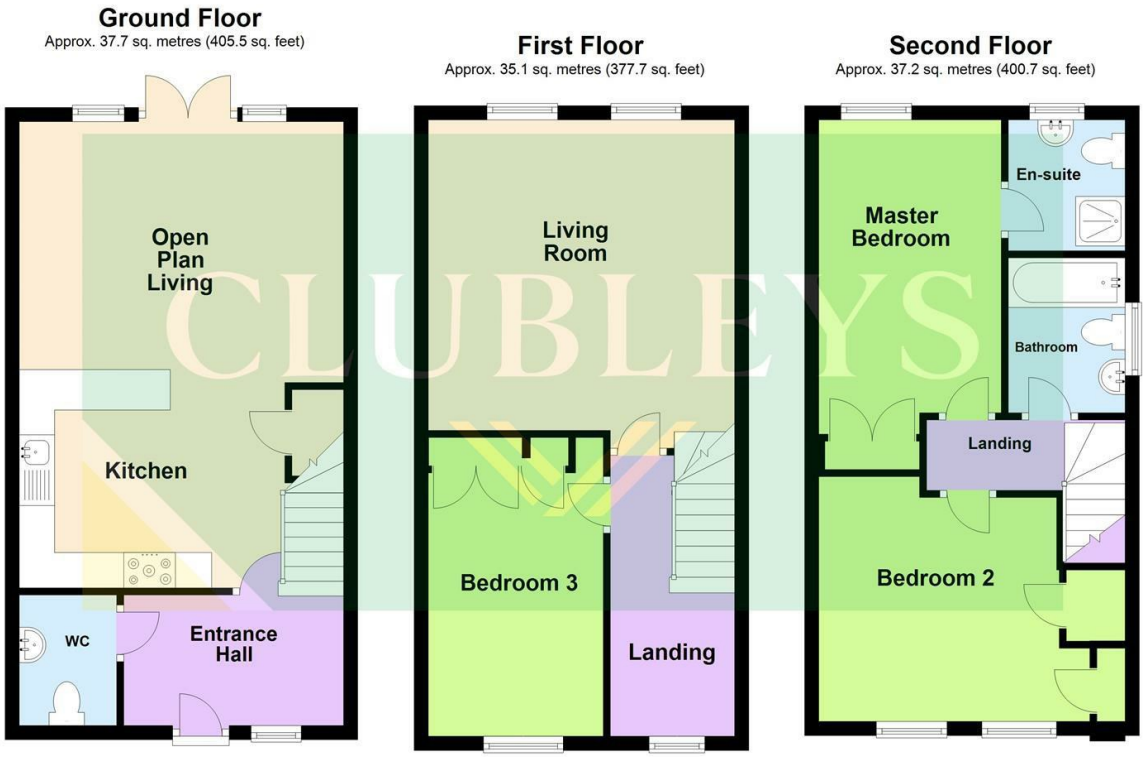

Total area: approx. 110.0 sq. metres (1184.0 sq. feet)

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

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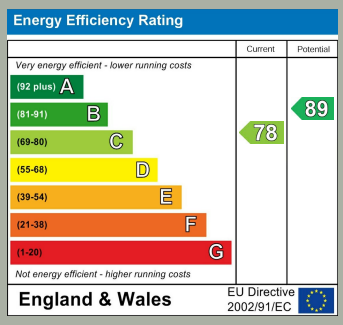

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.