CLUBLEYS

1, Lancaster Way, Brough, HU15 1TZ

£210,000







Located in Lancaster Way, this townhouse house offers a harmonious blend of modern living and comfort, perfect for families seeking space and style. With four well-proportioned bedrooms, including a master suite, this home provides ample room for relaxation. The two inviting reception rooms create a versatile layout.

Two contemporary bathrooms ensure convenience for busy mornings, while the practical parking space for two vehicles adds to the ease of daily life. The property is thoughtfully designed to enhance flow and functionality, making it a delightful place to call home. Experience the charm of Brough, with its community spirit and local amenities, all within easy reach. This property is not just a house; it's a lifestyle waiting to be embraced.

Tenure - Freehold
Council Tax Band - D

Tenure: Freehold
East Riding of Yorkshire
BAND: D

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Stairs leading to first floor accommodation. Access to downstairs WC.

DAY/DINING ROOM
3.940 x 3.300 (12'11" x 10'9")
UPVC double glazed window to the front, radiator.

KITCHEN
4.340 x 3.840 (14'2" x 12'7")
Fitted with a range of wall, base & drawer units with complementary work surfaces over, space for fridge/freezer, four ring gas hob & extractor, high level integrated double electric oven, stainless steel sink with mixer tap, radiator, UPVC double glazed window to the rear, under stairs storage cupboard, tiled flooring.

UTILITY
2.240 x 1.930 (7'4" x 6'3")
Fitted with base units with work surfaces over, stainless steel sink with mixer tap, space/plumbing for washing machine, space for tumble dryer, gas central heating boiler, radiator, door leading to rear garden.

DOWNSTAIRS WC
Pedestal wash hand basin, low level WC, radiator.

FIRST FLOOR

LANDING

LOUNGE
5.41m x 3.96m (17'9 x 13'0)
UPVC double glazed window x 2 to the front, radiator.

MASTER BEDROOM
3.860 x 3.300 (12'7" x 10'9")
UPVC double glazed window to the rear, fitted wardrobes, radiator.

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

SECOND FLOOR

LANDING
Cupboard for storage, loft access.

BEDROOM TWO
3.530 x 3.350 (11'6" x 10'11")
UPVC double glazed window to the rear, fitted wardrobes, radiator.

BEDROOM THREE
3.660 x 2.970 (12'0" x 9'8")
UPVC double glazed window to the front, radiator.

BEDROOM FOUR
2.540 x 2.340 (8'3" x 7'8")
UPVC double glazed window to the front, radiator.

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

OUTSIDE
To the front of the property is a small lawned area with a pathway to the side leading to rear garden. To the rear of the property is the enclosed garden which is mainly laid to lawn with walled/fenced boundaries. There is additional pedestrian access gate leading to block paved driveway which provides off street parking & access to a single detached 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.

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.

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

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

APPLIANCES
No appliances have been tested by the agents.

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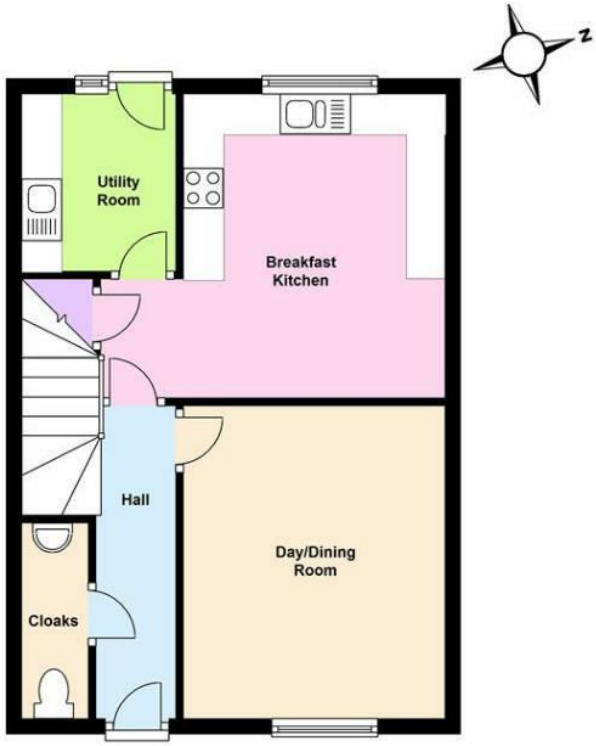




Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor

Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 126.0 sq. metres (1355.8 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
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.

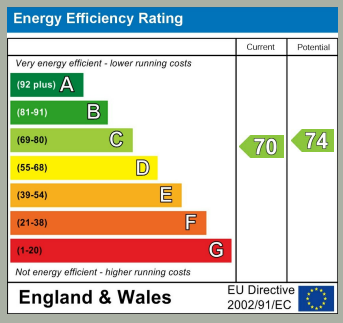
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.

AML Obligations
By law, we are required to conduct anti-money laundering checks on all intending sellers & purchasers. In line with HMRC guidance, our partner, Thirdfort, will carry out these checks in a safe & secure way on our behalf. Once an offer has been accepted (stc). Thirdfort will send a secure link for biometric checks to be completed electronically. There is a non-refundable charge of £42 (inclusive of VAT) per person for these checks. Our Anti-Money Laundering and ID checks must be completed before the memorandum of sale can be sent to solicitors confirming the sale.

CLUBLEYS

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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.