CLUBLEYS

33, Myrtle Way, Brough, HU15 1SR

£220,000







Deceptively spacious and ideally located in the sought-after village of Brough, this beautifully presented family home offers generous living accommodation throughout. Stylishly decorated with a modern, up-to-date design, the property is ready for immediate occupation, allowing buyers to move straight in and enjoy. Outside, there is a good-sized garden providing excellent space for families, entertaining, or relaxing. Combining versatile living space, contemporary décor, and a desirable location, this move-in-ready family home is sure to appeal to a wide range of buyers and

Must be viewed to be fully appreciated.

Tenure - Freehold
Council Tax Band - C

Tenure: Freehold
East Riding of Yorkshire
BAND: C

THE ACCOMMODATION COMPRISES

ENTRANCE HALL
Upvc front door leading into hallway with stairs to the first floor, oak flooring.

LOUNGE
4.640 max x 4.470 (15'2" max x 14'7")
Well decorated cozy living area with modern contemporary fire place with marble effect inset and hearth. Includes storage cupboards and space for dining. Comprises of double french patio doors leading into the rear garden.

KITCHEN
3.500 x 2.380 (11'5" x 7'9")
Comprising of kitchen units with complimentary wooden work surfaces, incorporating a white porcelain one and a half bowl sink with mixer tap. Four ring gas hob with stainless steel extractor fan over

W.C
White suite with pedestal wash hand basin and low level WC. Comprises of part tiling walls and tiling to floor.

CONSERVATORY
Spacious conservatory providing social space.

LANDING
With access to loft space.

BEDROOM ONE
4.860 x 3.840 (15'11" x 12'7")
Spacious double bedroom including two double fitted wardrobes.

BEDROOM TWO
3.180 x 2.610 (10'5" x 8'6")
Includes light wood effect fitted wardrobes.

BEDROOM THREE
2.820 x 1.970 (9'3" x 6'5")
Includes fitted wardrobes and built in vanity unit.

BATHROOM
Three piece white suite comprising of pedestal wash hand basin, low level WC and panelled bath with shower over. Full decorative tiling to walls and floor.

OUTSIDE
The garden is mainly laid to lawn, also befitting from a paved patio area. A side gate is also included with access to parking area providing an allocated parking space.

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.

APPLIANCES
No appliances have been tested by the agent.

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

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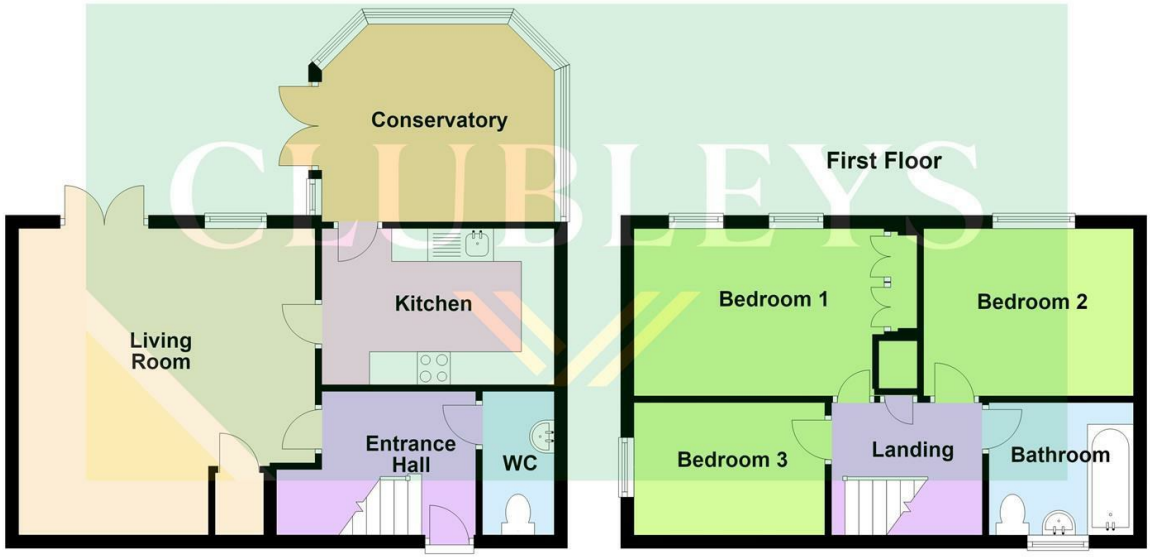








Ground Floor



Total area: approx. 83.5 sq. metres (899.1 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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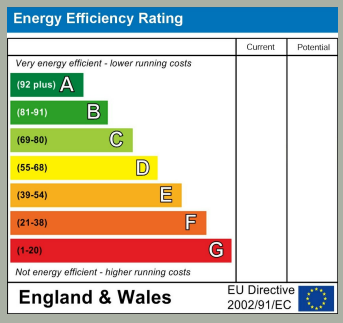
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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.