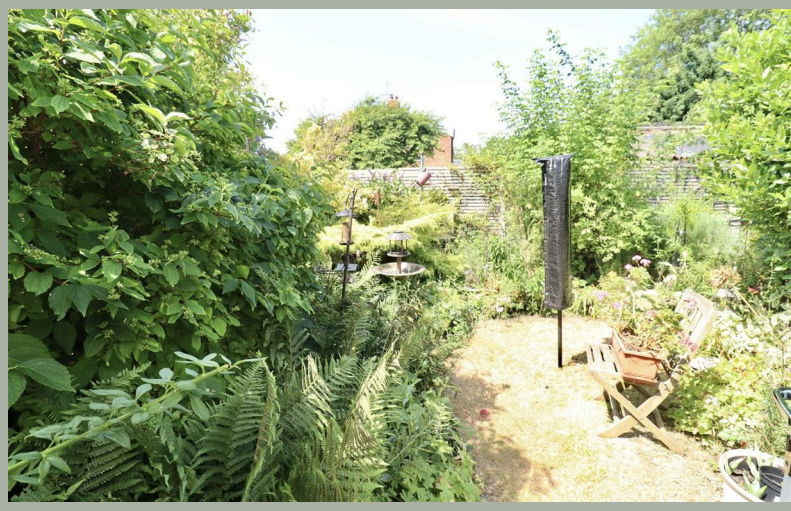
CLUBLEYS

3, Haven Avenue, Brough, HU15 1DP

£190,000







This delightful semi-detached bungalow offers a perfect blend of character and comfort. With its inviting cottage garden,

Features a well-proportioned reception room, providing a cosy space. The two bedrooms both have fitted wardrobes.

Its unique character is evident throughout. The cottage garden is a true highlight, providing a pleasant outdoor space to enjoy the beauty of nature.

Situated in a friendly neighbourhood, this property is close to local amenities, making daily life convenient. Brough is known for its community spirit and offers a range of shops, schools, cafe life and recreational facilities, ensuring that all your needs are met.
This is not just a just a bungalow; it is a home filled with potential and charm. Whether you are a first-time buyer, a small family, or looking to downsize, this property is sure to capture your heart. Do not miss the opportunity to make this lovely bungalow your own.

Tenure - Freehold
Council Tax - B
EPC - D

Tenure: Freehold
East Riding of Yorkshire
BAND: B

THE ACCOMODATION COMPRISES

ENTRANCE HALL
Radiator, loft access.

BEDROOM ONE
3.64 x 3.28 (11'11" x 10'9")
Comprising of built in wardrobes, window to the front elevation, radiator.

BEDROOM TWO
3.38 x 2.61 (11'1" x 8'6")
Window to the rear elevation, built in wardrobe and vanity unit, radiator.

BATHROOM
Three piece white suite comprising: panelled bath with shower over and screen, low flush WC and wash hand basin. tiled to surrounds. Window to rear elevation.

SITTING ROOM
5.60 x 3.52 (18'4" x 11'6")
Feature wooden fire surround with marble hearth and inset gas fire, bay window to the front elevation.

KITCHEN
2.80 x 2.16 (9'2" x 7'1")
Fitted with a range of base, floor and wall units with granite effect worktops, one and a half bowl sink unit with drainer, space for oven/range, electric extractor, wall tiling, window into conservatory.

CONSERVATORY
2.50 x 3.52 (8'2" x 11'6")
French doors open directly onto the beautifully established garden, creating a seamless connection between indoor and outdoor living. Built-in wall and floor units provide useful storage and display space for your convenience.

OUTSIDE
The beautifully maintained cottage-style garden is a standout feature of this charming bungalow, offering private outdoor retreat. French doors open onto a delightful patio area, perfect for relaxing or entertaining, with pathways leading through well-stocked borders filled with established shrubs and mature planting. The garden enjoys a wonderfully green feel, with a gate providing convenient access to the front, attractive mature shrubs and an impressive evergreen conifer enhance the property's kerb appeal, while the driveway provides ample off-road parking.

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 water, drainage and electricity are connected to the property.

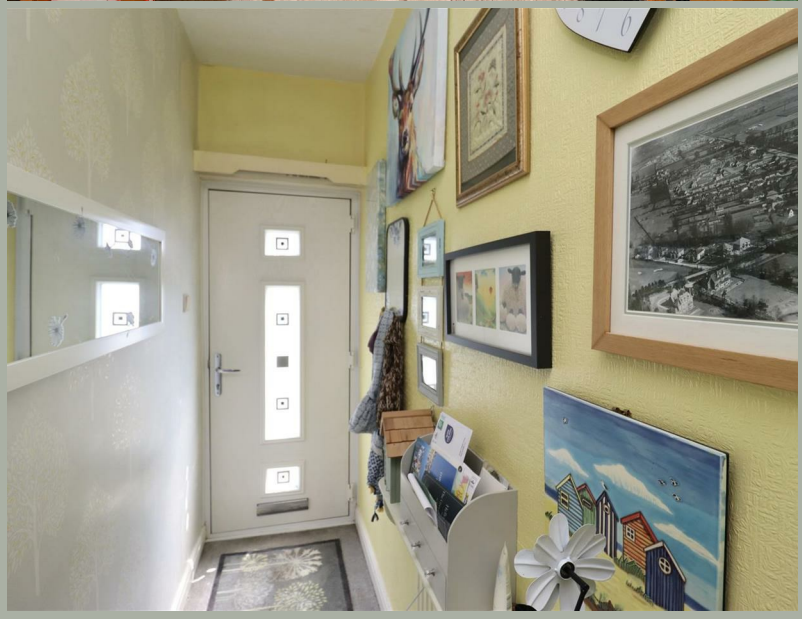
APPLIANCES
No appliances have been tested by the agent.

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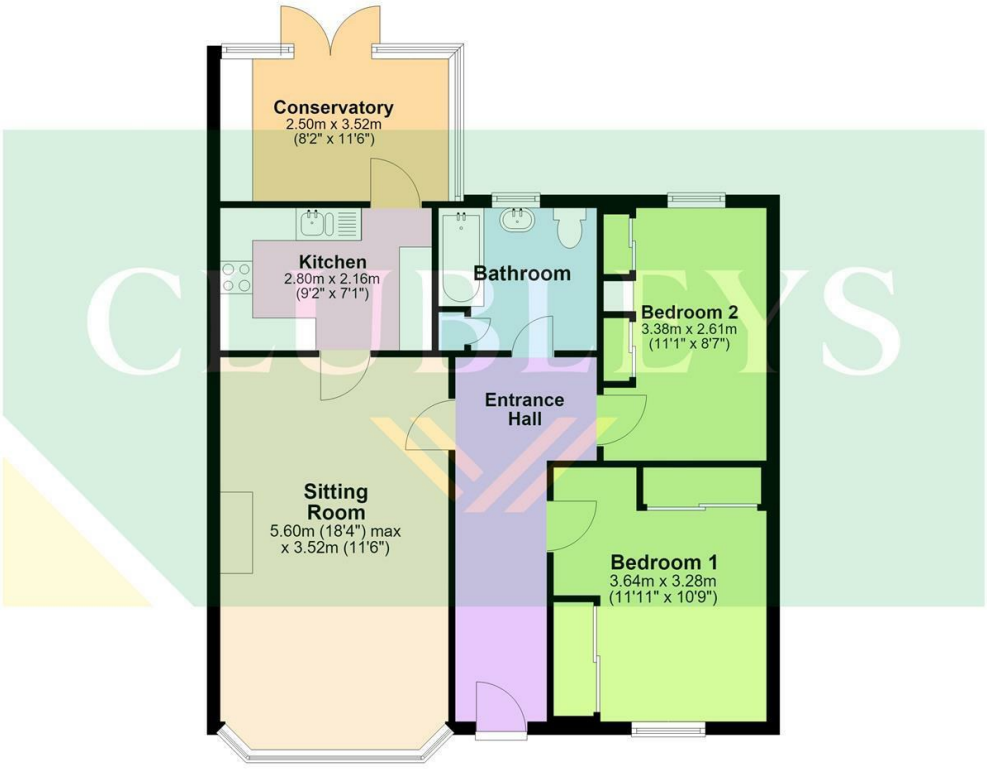






Estate Agents | Lettings Agents | Chartered Surveyors

Ground Floor



Total area: approx. 73.1 sq. metres (786.9 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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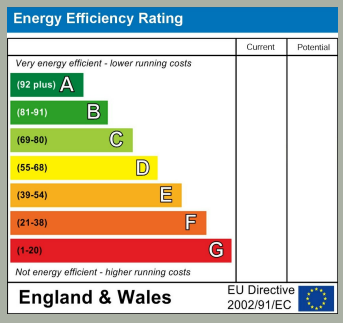
MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting 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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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.