CLUBLEYS

12, Longleat Avenue, Brough, Elloughton, HU15 1RL
Guide Price £260,000

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ABOUT THE PROPERTY

We are delighted to present this beautiful four-bedroom detached home, situated on a prime corner plot within a quiet and desirable cul-de-sac. Built by the highly regarded Bellway Homes in 2017, the property offers stylish and modern accommodation throughout.

The impressive dining kitchen features quartz worktops and integrated appliances, while the spacious living room benefits from French doors, creating a bright and airy living space. Externally, the property boasts a generous driveway providing ample off-road parking, a garage, and a well-maintained lawned rear garden ideal for family living and outdoor entertaining.

Conveniently located close to excellent transport links, schools, and local shops, this superb home combines modern living with everyday practicality and is sure to appeal to a wide range of buyers. Early viewing is highly recommended to fully appreciate the quality, space, and enviable position of this fantastic family home.

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Estate Agents | Lettings Agents | Chartered Surveyors

CLUBLEYS

Tenure: Freehold
East Riding of Yorkshire
Band: D

THE ACCOMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL
Stairs to the first floor, radiator, timber flooring.

CLOAKS/WC
Contemporary white suite with floor tiling, low flush WC, wash hand basin and recessed spot lights.

SITTING ROOM
3.21 x 4.74 (10'6" x 15'6")
With timber flooring, French doors leading to the south westerly facing rear garden providing a light and airy feel.

DINING KITCHEN
5.16 x 2.62 (16'11" x 8'7")
Fitted with a range of stylish base and wall units with quartz worktops and upstands incorporating a one and a half bowl sink with drainer. A host of integrated appliances include a double oven, four ring gas hob with extractor above, dishwasher, fridge/freezer and washing machine. There is ample space for a dining table and chairs, tiled floor and bay window to the front elevation.

FIRST FLOOR ACCOMODATION

LANDING
Split level landing with access to store, airing cupboard and loft hatch.

BEDROOM ONE
4.68 x 3.03 (15'4" x 9'11")
With fitted wardrobes and window to the front elevation.

EN SUITE
Contemporary white suite with double shower enclosure, low flush WC, pedestal wash hand basin, floor tiling, chrome ladder radiator and recessed spot lights.

BEDROOM TWO
3.63 x 2.60 (11'10" x 8'6")
With fitted wardrobes and window to the rear elevation.

BEDROOM THREE
3.56 x 2.61 (11'8" x 8'6")
Window to the front elevation, radiator.

BEDROOM FOUR/OFFICE
2.62 x 2.07 (8'7" x 6'9")
Window to the rear elevation.

BATHROOM
1.69 x 2.05 (5'6" x 6'8")
Contemporary white suite with panelled bath and shower over, glazed screen, wall mounted wash hand basin, and a low flush WC. Includes floor tiling, chrome ladder radiator plus recessed spot lights.

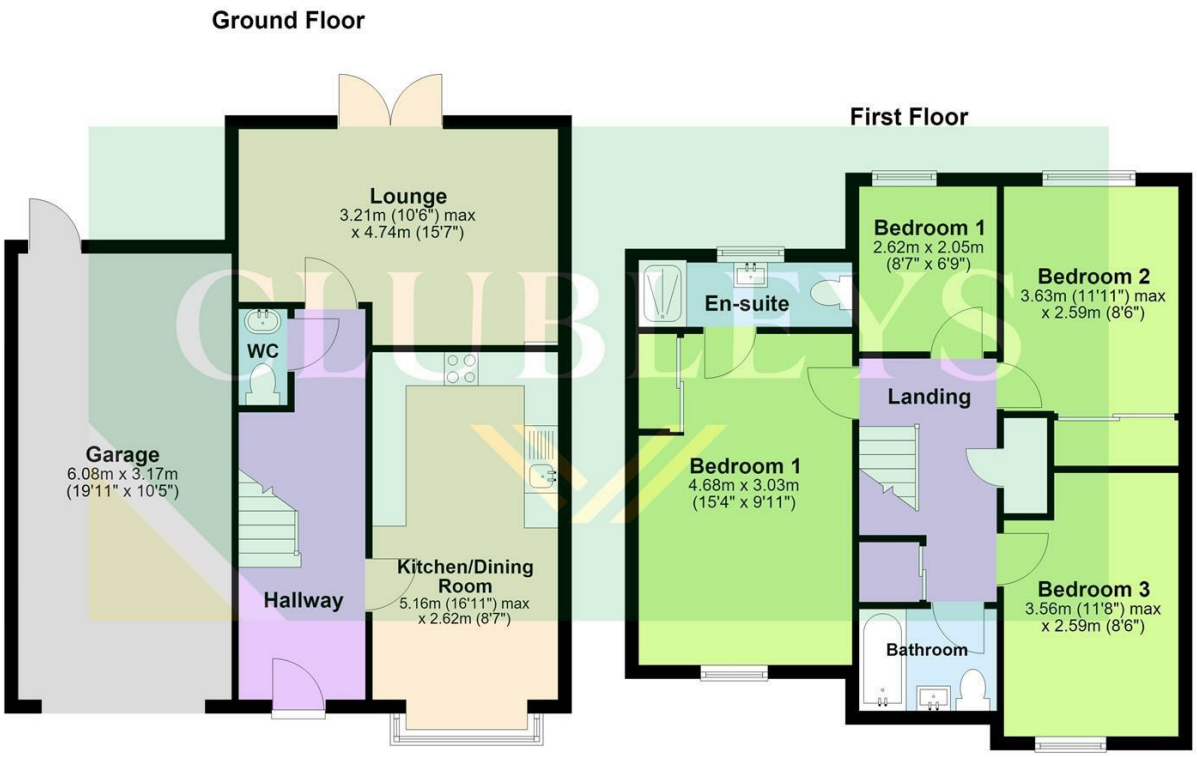
OUTSIDE
The property features lawned gardens to the front and side, with a driveway providing ample off-road parking and access to the integral garage. Additional on-street parking is also conveniently available. The south-west facing rear garden is a standout feature, enjoying sunshine throughout the day. It is mainly laid to lawn with attractive borders and two patio areas, all enclosed by a combination of brick walling and fencing.

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.



Total area: approx. 116.6 sq. metres (1255.0 sq. feet)

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.

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.

CLUBLEYS

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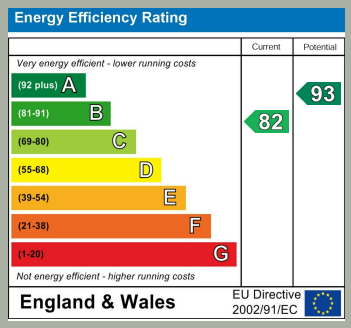

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer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