



19 Broadacre Park, Brough

£265,000

DELIGHTFUL FAMILY HOME IN SMALL CUL-DE-SAC SETTING - Offering 4 Bedrooms, 2 Bath/ Shower Rooms and 2 Reception Rooms

INTRODUCTION

This attractive double fronted Detached home which stands proudly within generous gardens and enjoys a attractive small cul-de-sac setting. The property boasts a range of family accommodation which includes 2 Reception Rooms, Kitchen with Utility and a Cloakroom/WC to the ground floor. At first floor level there are 4 Bedrooms, a modern En-Suite to the master in addition to the house Bathroom. Outside there are gardens to the front and rear, a driveway leads to a Double Garage and there is additional gated parking

LOCATION

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in

Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station.

ACCOMMODATION

The spacious family accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, with laminated wood flooring, a staircase leading to the first floor, window to the side elevation and Cloakroom/WC off

CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and wash basin. There is a window to the front elevation

LIVING ROOM 19'6 x 11'6 (5.94m x 3.51m)

A spacious Living Room with a window to the front elevation and French doors opening to the rear gardens. The focal point of the room is the fireplace housing a living flame gas fire

DINING ROOM 10'8 x 9'1 (3.25m x 2.77m)

With a window to the front elevation

KITCHEN 9'8 x 9'11 (2.95m x 3.02m)

UTILITY ROOM 8'5 x 4'10 (2.57m x 1.47m)

Allowing access from the rear of the property, having fitted worksurface, space and plumbing for an automatic washing machine and a recently installed gas boiler

FIRST FLOOR

LANDING

With access to the accommodation at first floor level

BEDROOM 1 12'8 x 10'4 + wardrobes (3.86m x 3.15m +wardrobes)

The master Bedroom is of double proportions and features a wall of fitted wardrobes with matching bedside cabinets and overhead units. There is a window to the front elevation and En-Suite facilities off

EN-SUITE

A modern fitted En-Suite comprising a shower cubicle with thermostatic shower, WC with



concealed cistern and a vanity unit mounted upon a storage unit. There are tiled walls, chrome heated towel rail and a window to the side elevation

BEDROOM 2 9'6 x 11'8 (2.90m x 3.56m)

A second double Bedroom with a built in storage cupboard and a window to the front elevation

BEDROOM 3 9'7 x 7'11 (2.92m x 2.41m)

A generous third Bedroom with a window to the rear elevation

BEDROOM 4 6'6 x 8'3 (1.98m x 2.51m)

With a window to the rear elevation

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There is partial tiling and a window to the rear elevation

OUTSIDE

FRONT

The front of the property is mainly laid to lawn with a footpath leading to the property from Welton Road

REAR

GARAGE & DRIVE

A Double Garage is positioned to the bottom of the garden. The Garage features two up and over doors, light and power supply. There is a personnel door from the garden and driveway parking to the front. Additional gated parking is available within the garden, ideal for a caravan/motor home

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVCu double glazed frames

COUNCIL TAX - The property lies within Band E (East Riding Of Yorkshire Council)

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

AGENTS NOTE - The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

VIEWING

Strictly by appointment with the sole agents

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Independent Mortgage Advice without any obligation with our In-house Mortgage Advisor. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licenced Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

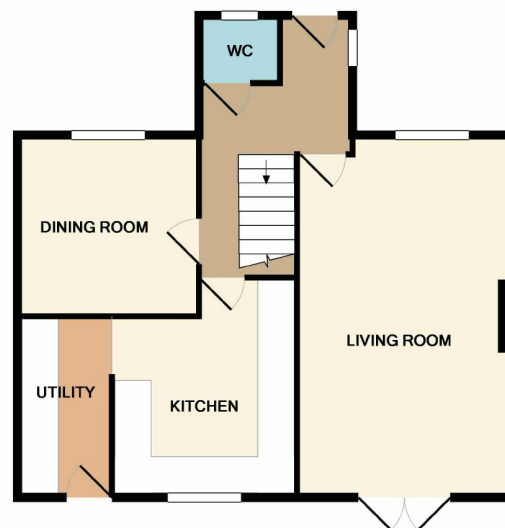
AGENT NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale. Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

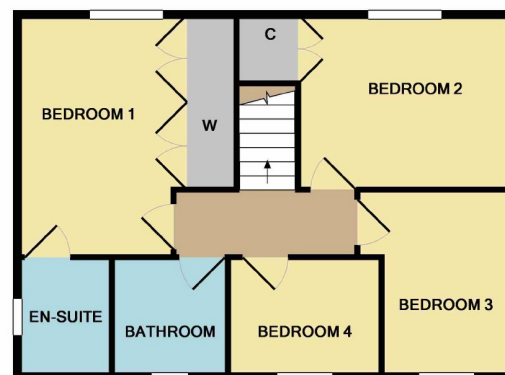
These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.





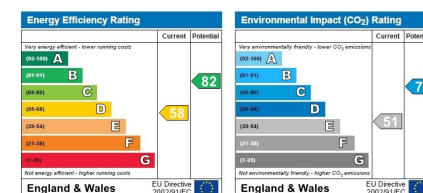


GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2019



You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.