

# Park Row



**Centurion Way, Brough, HU15 1DF**

**Offers Over £220,000**



**\*\*IDEAL FAMILY HOME\*\*DESIRABLE LOCATION\*\*** Situated in Brough, this detached home briefly comprises: Hall, Lounge, Dining area, Kitchen, Rear Hall and Ground Floor W.C. To the first floor are three Bedrooms with the master having an En-suite and family Bathroom. Externally, the property benefits from off street parking, garage and garden to rear. **VIEWING IS ESSENTIAL TO FULLY APPRECIATE THE POSITION OF PROPERTY ON OFFER. RING US 7 DAYS TO BOOK A VIEWING. 'WE OPEN UNTIL 8PM MONDAY TO THURSDAY, 5.30 FRIDAYS, 5.00 SATURDAYS AND 11.00 - 3.00 SUNDAYS'.**











## PROPERTY OVERVIEW

Nestled in the heart of the vibrant town of Brough, this stunning detached family home is presented to the market with no onward chain, offering a seamless move for its lucky new owners.

Step inside to be greeted by a beautifully appointed, recently fitted kitchen boasting sleek high-gloss cabinetry, integrated appliances, and a contemporary finish that's perfect for modern living. The spacious lounge effortlessly flows into the open-plan dining area, where patio doors flood the space with natural light and open directly onto the private, east-facing rear garden – an idyllic spot for al fresco dining or relaxing in the sunshine.

Upstairs, the generous master bedroom features an en-suite shower room, while the family bathroom – also recently upgraded – offers a stylish bath with overhead shower.

The fully enclosed east-facing garden provides a safe and secluded haven, with a generous patio area ideal for entertaining and a neatly laid-to-lawn expanse, perfect for families and gardeners alike.

Brough is a thriving community brimming with convenience and charm. Enjoy an array of local amenities including highly regarded schools, a health centre, sports facilities, and a delightful selection of independent shops, cafés, and eateries. Commuters will appreciate the excellent transport links, with quick access to the A63, a nearby railway station, and regular bus routes connecting you to Hull, the Humber Bridge, and beyond.

## GROUND FLOOR ACCOMMODATION

### Hall

6'1" x 4'2" (1.86m x 1.29m)

### Lounge

17'5" x 12'4" (5.31m x 3.76m)

### Dining Room

10'4" x 7'3" (3.15m x 2.21m)

### Kitchen

14'10" x 8'0" (4.53m x 2.45m)

### Hall

3'6" x 3'1" (1.09m x 0.95m)

### Ground Floor w.c

5'5" x 3'9" (1.67m x 1.16m)

## FIRST FLOOR ACCOMMODATION

### Bedroom One

11'1" x 9'6" (3.38m x 2.91m)

### En-suite

9'6" x 3'7" (2.91m x 1.10m)

### Bedroom Two

11'2" x 9'6" (3.42m x 2.90m)

### Bedroom Three

8'0" x 6'7" (2.46m x 2.03m)

### Bathroom

8'0" x 5'9" (2.44m x 1.77m)

## EXTERIOR

### Front

To the front of the property is a lawn, with a driveway to the side leading to a single garage.

### Rear

To the rear of the property is a paved seating area and a lawn which is private and secluded.

## DIRECTIONS

Starting from Pasture Road in Goole, head south and turn right onto Boothferry Road (A614). Follow the A614 for a short distance, then take the slip road onto the M62 westbound toward Hull. Continue along the M62 for approximately 14 miles. As you approach the end of the M62, it merges into the A63. Stay on the A63 and take the Brough/Elloughton exit (Junction 38). At the roundabout, take the first exit onto Brough Road, following signs for Brough. Continue straight through the next roundabout and onto Skillings Lane. After about a mile, turn right onto Centurion Way where the property can be identified by our Park Row For Sale board.

## TENURE, LOCAL AUTHORITY AND TAX BANDING

Tenure: Freehold

Local Authority: East Yorkshire

Tax Banding: C

Please note: The Tenure, Local Authority and Tax Banding for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## UTILITIES, BROADBAND AND MOBILE COVERAGE

Electricity: Mains

Heating: Gas

Sewerage: Mains

Water: Mains

Broadband: Ultrafast

Mobile: 5G

Please note: The Utilities, Broadband and Mobile Coverage for the property have been advised by the Vendor or obtained from online sources. We strive to ensure these details are accurate and reliable, however, we advise any potential buyer to carry out their own enquiries before proceeding.

## HEATING AND APPLIANCES

The heating system and any appliances (including Burglar Alarms where fitted) mentioned in this brochure have not been tested by Park Row Properties. If you are interested in purchasing the property we advise that you have all services and appliances tested before entering a legal commitment to purchase.

## VIEWINGS

Strictly by appointment with the sole agents.

If there is any point of particular importance to you we will be pleased to provide additional information or to make any further enquiries. We will also confirm that the property remains available. This is particularly important if you are travelling some distance to view the property.

## MAKING AN OFFER

In order to comply with the Estate Agents (Undesirable Practices) Order 1991, Park Row Properties are required to verify "the status of any prospective purchaser... This includes the financial standing of that purchaser and his ability to exchange contracts". To allow us to comply with this order and before recommending acceptance of any offers, and subsequently making the property 'SOLD' each prospective purchaser will be required to demonstrate to 'Park Row Properties' that they are financially able to proceed with the purchase of the property.

We provide truly Independent Mortgage Advice. Unlike many companies we are not tied, and more importantly not targeted to any Lender. We have instant on-line access to over 1000 mortgage deals provided by over 100 Lenders ensuring we are unbeatable when identifying and recommending your new mortgage or re-mortgage requirements.

Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it. Written quotations available on request. Life assurance is usually required. To arrange a no obligation appointment please contact your local office.

## MEASUREMENTS

These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

## OPENING HOURS

CALLS ANSWERED :

Mon, Tues, Wed & Thurs - 9.00am to 8.00pm

Friday - 9.00am to 5.30pm

Saturday - 9.00am to 5.00pm

Sunday - 11.00am to 3.00pm

TO CHECK OFFICE OPENING HOURS PLEASE CONTACT THE RELEVANT BRANCHES ON:

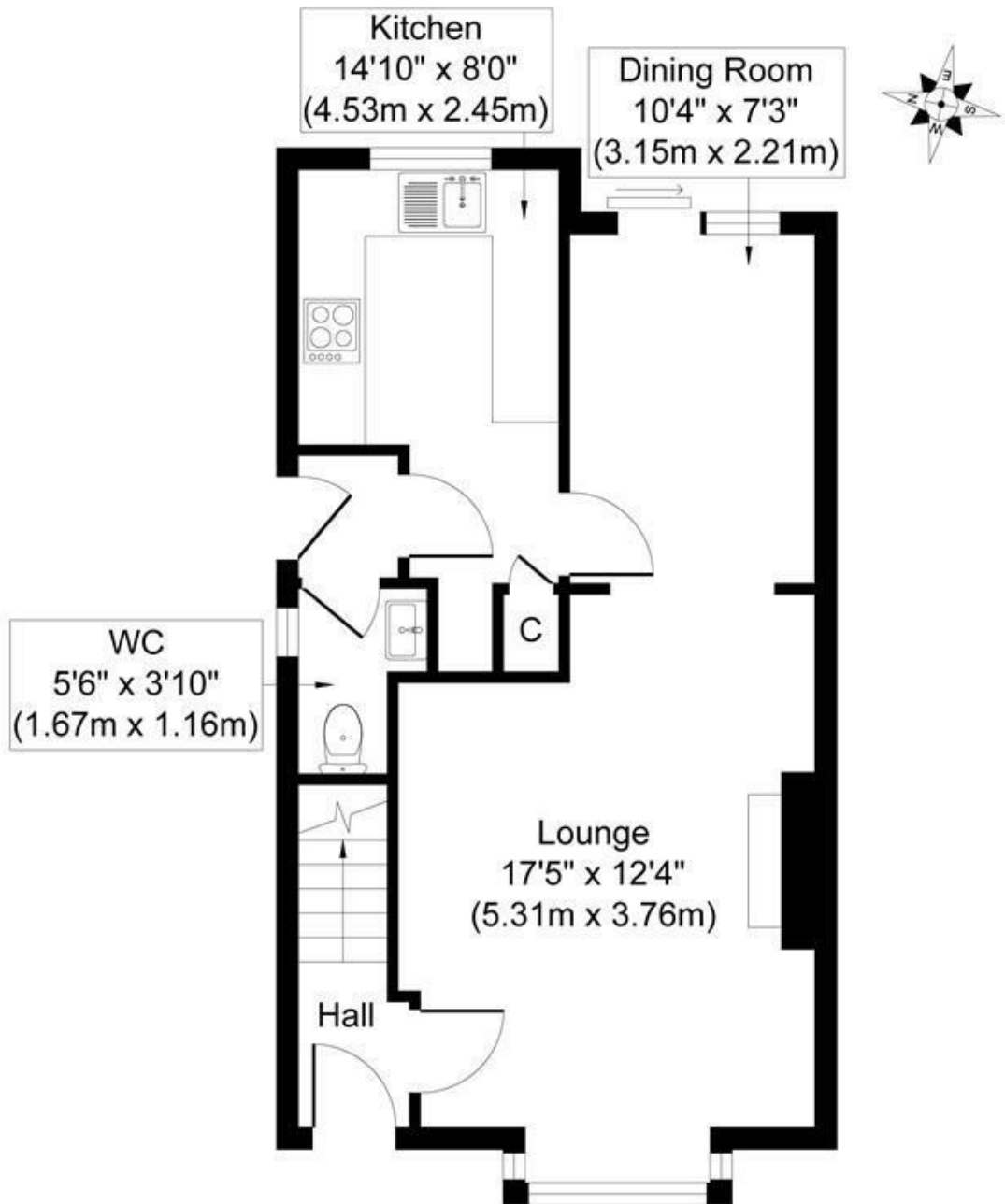
SELBY - 01757 241124

GOOLE - 01405 761199

SHERBURN IN ELMET - 01977 681122

PONTEFRACT - 01977 791133

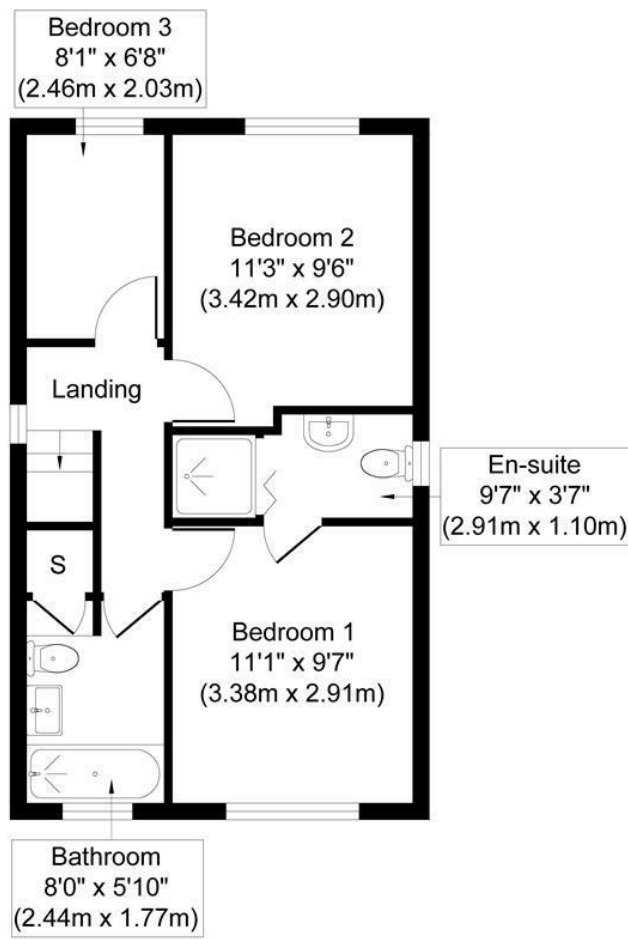
CASTLEFORD - 01977 558480



**Ground Floor**  
**Approximate Floor Area**  
**428 sq. ft**  
**(39.76 sq. m)**

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. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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**First Floor**  
**Approximate Floor Area**  
**404 sq. ft**  
**(37.56 sq. m)**

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