



1 Golf Links Drive, Brough, East Riding of Yorkshire, HU15 1HD

FINE & COUNTRY



CHARMING HOME ON A SUBSTANTIAL  $\frac{1}{4}$  ACRE PLOT ALONG CAVE ROAD  
WITH UNRIVALLED VIEWS OF THE NEIGHBOURING GOLF COURSE



Sitting on a generous  $\frac{1}{4}$  acre plot, providing ample outdoor space and the exciting possibility of adding another building, subject to the necessary approvals.



## Summary

This spacious property includes a double garage and a large workshop. Its prime location and potential for expansion, subject to planning, make it a unique find. Just a stroll away from Brough train station and excellent local amenities, it's perfectly positioned for convenience and connectivity.

## Agent's Perspective

Welcome to this delightful home, positioned perfectly on Cave Road with a stunning outlook over the golf course, a view many consider the finest in the area.

As you explore the nearly 2,000 sq. ft. of living space, you'll notice the layout is designed to maximise comfort and utility. The inclusion of a double garage and a sizeable workshop offers additional flexibility, whether for vehicles, hobbies, or storage needs.

The property's proximity to Brough train station is a significant advantage, offering direct services to Kings Cross, making it ideal for commuters or anyone looking to explore further afield. Additionally, the easy access to the A63/M62 ensures that travel by road is just as convenient, whether for work or leisure.

Local amenities are first-class, with a variety of shops, cafes, and services just a short walk away, catering to all your daily needs and more. This home is more than just a place to live; it's a base for a vibrant lifestyle, surrounded by the beauty and leisure opportunities of the region.

In summary, this property is not just about the space on offer or its potential for expansion; it's about the lifestyle it offers.







Its prime location, combined with the convenience of nearby transport links and local amenities, makes it a highly desirable place to call home.

#### Location

The village of Brough lies approximately ten miles west of Kingston upon Hull and benefits from local shops and amenities which include a supermarket, banks, restaurants and local pubs. Primary schooling is available within the village with secondary schooling in the nearby village of Melton. Good road connections are available as the A63 runs just to the north of Brough, connecting with the M62 motorway and the centres of business in the West Riding. A main line British Rail Station is located within the village offering intercity connections.

#### Accommodation

The accommodation is arranged on the ground and one upper floor and can be seen in more detail on the dimensioned floorplan forming part of these particulars of sale.

#### Tenure

The property is freehold.

#### Council Tax

Council Tax is payable to the East Riding Of Yorkshire Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band E.\*

#### Fixtures & Fittings

Certain fixtures and fittings may be purchased with the property but may be subject to separate negotiation as to price.



#### Disclaimer

\*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

#### Viewings

Strictly by appointment with the sole agents.

#### Site Plan Disclaimer

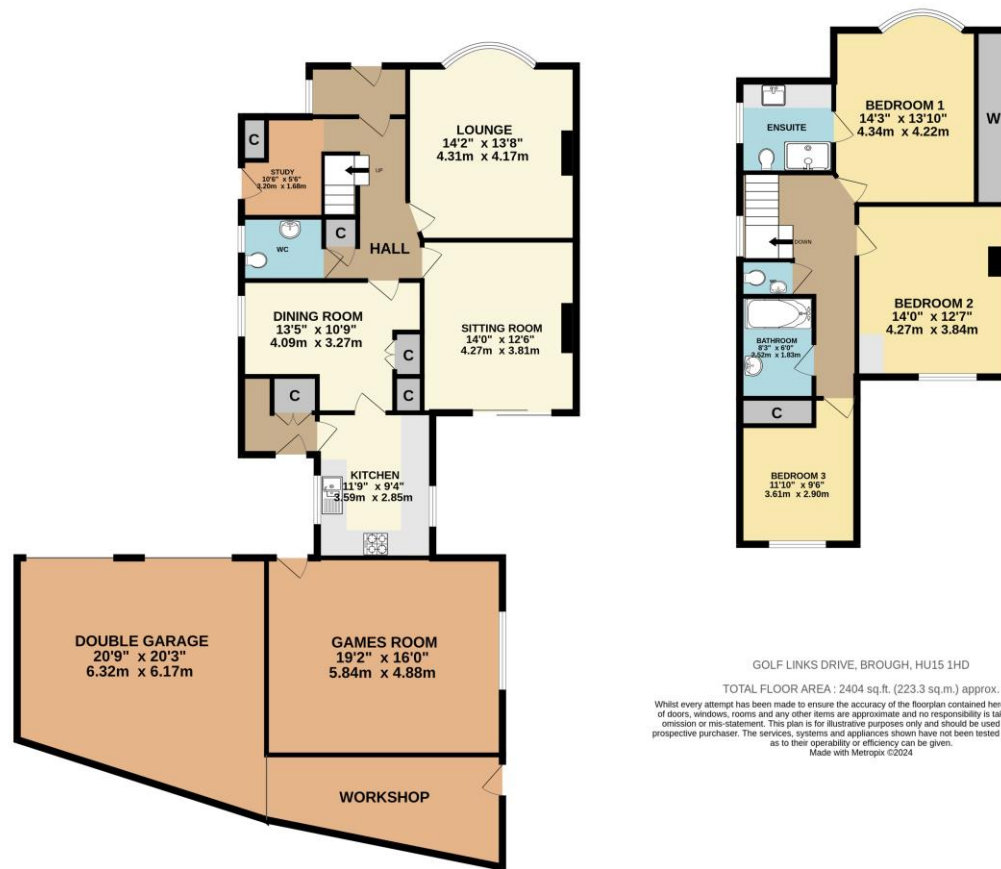
The site plan is for guidance only to show how the property sits within the plot and is not to scale.

#### Mortgages

We will be pleased to offer expert advice regarding a mortgage for this property, details of which are available from our Fine and Country Office on 01482 420999. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

#### Valuation/Market Appraisal:

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To find out more or arrange a viewing please contact 01482 420999 or visit [www.fineandcountry.com](http://www.fineandcountry.com)

