

# staniford grays



23 Lilac Road, Brough, HU15 1SS

£184,950





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- NO ONWARD CHAIN
- CONSERVATORY EXTENSION TO REAR
- COMPETITIVE PRICE POINT
- TWO BATHROOMS
- TOWNHOUSE STYLE LIVING
- DRIVEWAY AND GARAGE
- THREE DOUBLE BEDROOMS
- DRESSING ROOM TO MASTER BEDROOM

VIEWING ESSENTIAL FOR APPLICANTS LOOKING FOR A COMPETITIVELY PRICED AND EXTENDED HOME IN A WEST HULL LOCATION. NO ONWARD CHAIN.

Forming part of a terrace of 3 townhouses in a corner cul-de-sac position is this ready to move in home.

Ideally suited for applicants looking for a large 3 bedroom property with further potential for conversion to 4 bedrooms. The vendors have created a modern family home with further scope for improvement. The property boasts good levels of flexibility and broad applicant appeal.

The arrangement of accommodation to the ground floor comprises; Cloakroom W.C, Breakfast Kitchen, Reception Lounge/Dining Room, Conservatory Extension to rear. Landing provides access to the first floor level, including 2 double bedrooms and a House Bathroom.

To the second floor level the landing gives access to a Master Bedroom benefiting from an En-Suite Room and dedicated Dressing Room (given size potential to convert to additional Bedroom).

Externally, driveway parking is provided with access to a Single Garage with private and enclosed gardens to the rear.

Given the size of family home on offer and ready to move in condition, comes highly advised for further internal inspection.



## BREAKFAST KITCHEN

11'8" x 9'9" (3.58 x 2.98)

With entrance door opening to this smartly appointed kitchen, having been upgraded over the years to incorporate eggshell wall and base units with contemporary door furniture and contrasting work surfaces over. Kitchen island with dedicated breakfast bar, uPVC double glazed window to the front elevation, integrated washing machine, gas hob with extractor canopy over, low level oven. Integrated dishwasher, laminate to floor coverings, stainless steel sink and drainer, inset spotlights to ceiling and contemporary style radiator, storage cupboard and access to....

## CLAOKROOM/ WC

With low flush WC, wash hand basin and uPVC privacy window to front.

## RECEPTION LOUNGE/ DINING ROOM

17'11" x 12'9" (5.48 x 3.91)

Of a generous size and suitably proportioned to accommodate furniture suite with space for dining table also, being open plan in its nature with deep storage cupboard also and access provided from the kitchen.

## CONSERVATORY EXTENSION

13'1" x 8'4" (4.01 x 2.55)

With uPVC double glazed windows mounted to quarter height wall with full garden aspects to three elevations and French doors leading to the garden itself. Laminate to floor coverings, wall mounted storage heater and Victorian style pitch to roof space. Used previously as an alternate reception space serving as an addition to the property from the original build.

## FIRST FLOOR LEVEL

A central landing provides access to two double bedrooms and house bathroom with a further staircase leading to the second floor level.

## BEDROOM TWO

10'5" x 12'10" (3.19 x 3.93)

With laminate to floor coverings, uPVC double glazed windows, of double bedroom proportions with space for freestanding bedroom furniture.

## BEDROOM THREE

12'11" x 10'4" at longest and widest point (3.94 x 3.17 at longest and widest point)

With uPVC double glazed window to the front outlook, of double bedroom proportions with space for freestanding bedroom furniture.

## FIRST FLOOR BATHROOM

6'2" x 6'4" (1.88 x 1.94)

With three piece suite comprising of low flush WC, pedestal basin, panel bath with shower fitment over, tiled panel detailing and contrasting floor tile, mosaic border detail also.

## SECOND FLOOR LANDING

Leads to ensuite shower room and Master suite.



#### **BEDROOM ONE / MASTER BEDROOM**

13'0" x 12'5" (3.97 x 3.81)

Of double bedroom proportions with space for freestanding bedroom furniture and uPVC double glazed window. Leading to...

#### **DRESSING ROOM**

9'8" x 4'1" (2.96 x 1.26)

With walk-in wardrobe, multiple height hanging rails, generous storage, laminate to floor covering and cupboard housing hot water cylinder.

#### **ENSUITE SHOWER ROOM**

5'5" x 8'4" (1.67 x 2.55)

Contemporary styled with low flush WC, contemporary pedestal basin with chrome tap furniture, heated towel rail, corner shower unit with rainfall shower head, neutral tiling to splashbacks with contrasting dark floor tile and Velux window.

#### **EXTERNAL**

Lilac Road itself remains conveniently positioned in the popular residential setting of Brough, forming a modern housing development with the well positioned property offering a corner cul-de-sac position forming a row of three terrace style townhouses.

A dedicated driveway leads to a single up and over garage forming part of a triple garage block with pedestrian access to the property itself being granted via a walkway with laid to lawn grass.

A rear garden benefits from a pathway to the immediate building footprint with laid to lawn grass and boarded fenced perimeter boundaries.

#### **AGENTS NOTE**

The property comes ready for immediate occupation with scope for further improvement depending on an individuals needs and requirements.

Townhouse property styles remain suitable for a range of purchase profiles, given the generous square footage and must be seen to be fully appreciated.

For viewing please contact the sole selling agent Staniford Grays.

#### **COUNCIL TAX:**

We understand the current Council Tax Band to be C

#### **TENURE :**

We understand the Tenure of the property to be Freehold.

#### **SERVICES :**

Mains water, gas, electricity and drainage are connected.

#### **FIXTURES AND FITTINGS**

Various quality fixtures and fittings may be available by separate negotiation.

#### **PROPERTY PARTICULARS-DISCLAIMER** PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixture, fittings or services, and so does not verify they are in working order, fit for their purpose, or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal documentation to verify legal status of the property or the validity of any guarantee. A buyer must assume the information is incorrect, until it has been verified by their own solicitors."

The measurements supplied are for general guidance, and as such must be considered as incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense."

Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property.

The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.

#### **MISREPRESENTATION ACT 1967**

These details are prepared as a general guide only, and should not be relied upon as a basis to enter into a legal contract, or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments.

If any interested party wishes to rely upon any information from the agent, then a request should be made and specific written confirmation can be provided. The Agent will not be responsible for any verbal statement made by any member of staff, as only a specific written confirmation should be relied upon. The Agent will not be responsible for any loss other than when specific written confirmation has been requested.

#### **FEES**

The agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. For full details please contact the selling agent.



## Floor Plans



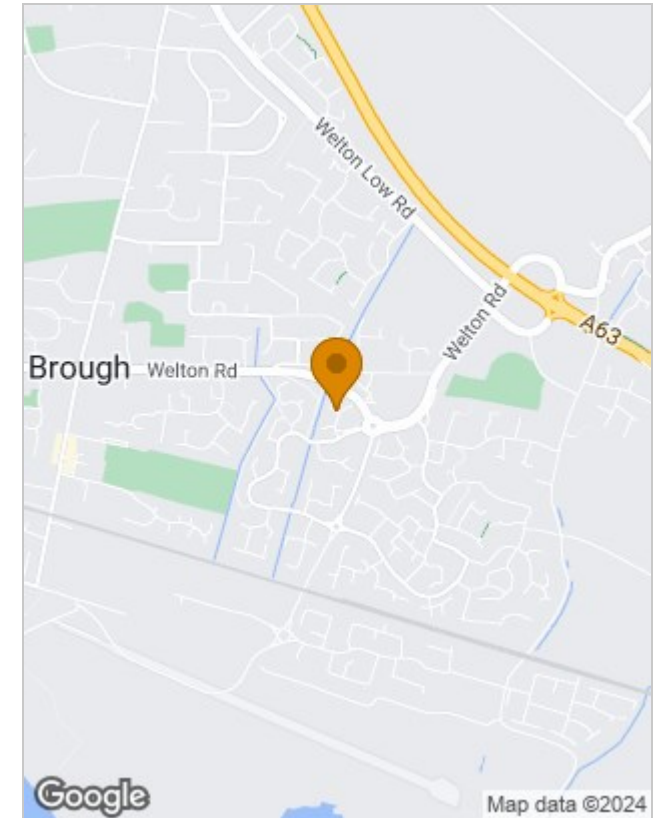
## Viewing

Please contact our Swanland Office on 01482 631133 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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## Location Map



## Energy Performance Graph

