



Munstead Way, Brough, HU15 1FN
£259,950

Philip
Bannister
Estate & Letting Agents

Munstead Way, Brough, HU15 1FN

Key Features

- Stunning Semi-Detached Home
- Extended Accommodation
- 3 Bedrooms
- En-Suite To Master
- Spacious Living Room + Versatile Garden Room
- Fitted Dining Kitchen
- Separate Utility Room
- Attractive Gardens
- Detached Garage & Driveway
- EPC = C

This stunning 3-bedroom semi-detached house boasts impeccable presentation and a thoughtfully extended layout. Entering the welcoming entrance hall, you'll find a convenient cloaks/wc, a generously proportioned living room that seamlessly connects to a versatile garden room. The fitted dining kitchen is complemented by a separate utility room which forms part of the extension. Upstairs, two double bedrooms and a spacious single bedroom feature ample storage. The master bedroom boasts en-suite facilities, with an additional bathroom for family use. Outside, the property is surrounded by attractive gardens, including front and rear spaces with decked terracing, lawn, and patio areas. A brick garage and a driveway complete this desirable property, making it the ideal family home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	78	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

ENTRANCE HALL

Allowing access to the property through a residential entrance door, having laminated wood flooring throughout, staircase to the first floor and access to the ground floor accommodation.

REAR LOBBY

Internal door leading to a cloakroom/wc and utility room beyond. With a continuation of the laminated wood flooring.

CLOAKROOM/WC

Fitted with a modern 2 piece white suite incorporating WC and pedestal wash basin with a patterned tile splashback. There is a chrome heated towel rail and laminated wood flooring.

DINING KITCHEN

16'0" + Bay x 9'5" (4.88 + Bay x 2.87)
This well appointed dining kitchen is fitted with a range of white fronted wall and base units mounted with contrasting work surfaces, matching upstands and a tiled splashback. There is a stainless steel sink unit with mixer tap positioned beneath a window to the rear. An integrated double oven is accompanied by a gas hob beneath a stainless steel splashback and extractor hood. There is space for a free standing dishwasher and space for a larger fridge freezer. To the front of the room there is ample space for a dining table and a bay window sits to the elevation.

UTILITY ROOM

7'3 x 6'6 (2.21m x 1.98m)
Extending from the rear of the property is this useful

utility room. Fitted with wall and base units, contrasting work surface with matching upstands and having plumbing for an automatic washing machine and a second undercounter appliance.

LIVING ROOM

16'0" + Bay x 10'0" (4.88 + Bay x 3.05)
A well appointed reception room with a bay to the front elevation, a feature fireplace with a white surround incorporating an electric fire set upon a contrasting hearth, laminated wooden floor and an opening to:

GARDEN ROOM

7'3 x 9'7 (2.21m x 2.92m)
An attractive room offering excellent versatility, having French doors opening to the garden, skylight and a continuation of the laminated flooring.

FIRST FLOOR

LANDING

With access to accommodation at first floor level.

BEDROOM 1

12'10" x 8'10" (3.91 x 2.69)
The master bedroom is of double proportions and features a window to the front elevation, fitted wardrobes and en-Suite facilities off.

EN-SUITE

Incorporating a three piece white suite with plumbed shower enclosure, pedestal wash hand basin with tiled splashback & WC. There is a laminated wood flooring and a chrome heated towel rail.

BEDROOM 2

10'0" x 8'10" (3.05 x 2.69)
A further double bedroom with a built in wardrobe and over-stair cupboard.

BEDROOM 3

7'1" x 6'8" (2.16 x 2.03)
With a window to the rear elevation.

BATHROOM

Featuring a modern white three piece suite incorporating WC, vanity wash basin with fixed cabinet and a panelled bath with mixer shower and screen. There is geometric tile splashbacks above the bath and wash basin, a chrome heated towel rail and a window to the rear elevation.

OUTSIDE

To the front of the property there are two-tone gravelled beds with miniature shrubbery. A footpath leads to the entrance door. The attractive rear garden is mainly laid to lawn with a secluded patio area following on from a paved footpath. A gravelled area leads to two raised terraces.

GARAGE

A concrete side drive leads to a brick garage with electric roller shutter door, side personnel door, light and power supply.

GENERAL INFORMATION

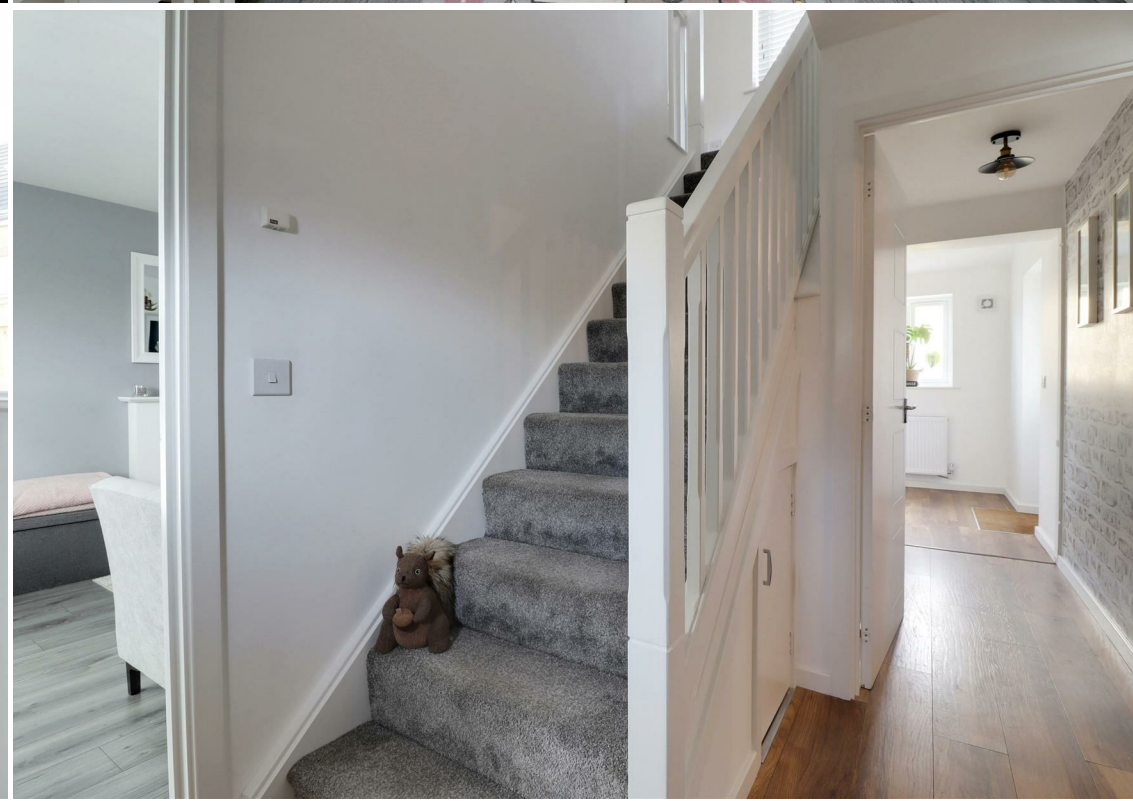
SERVICES - Mains water, electricity, gas and drainage are connected to the property.

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 PVC double glazed frames.

COUNCIL TAX - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

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.

TENURE

We understand that the property is Freehold

VIEWINGS

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 in-house Mortgage Advice without any obligation. 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 Licensed 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.

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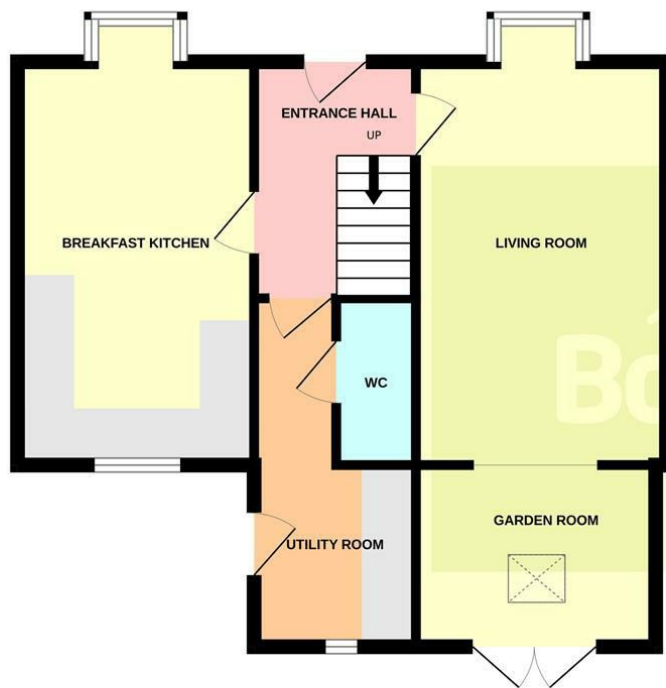
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from

Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

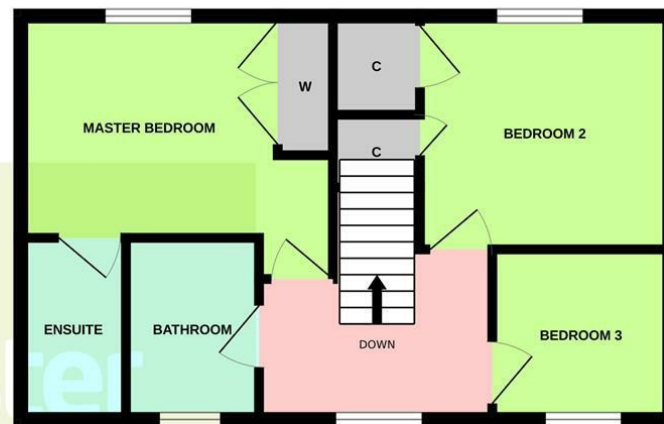




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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