



Augustus Drive, Brough, HU15 1DH  
Asking Price £320,000

Philip  
**Bannister**  
Estate & Letting Agents

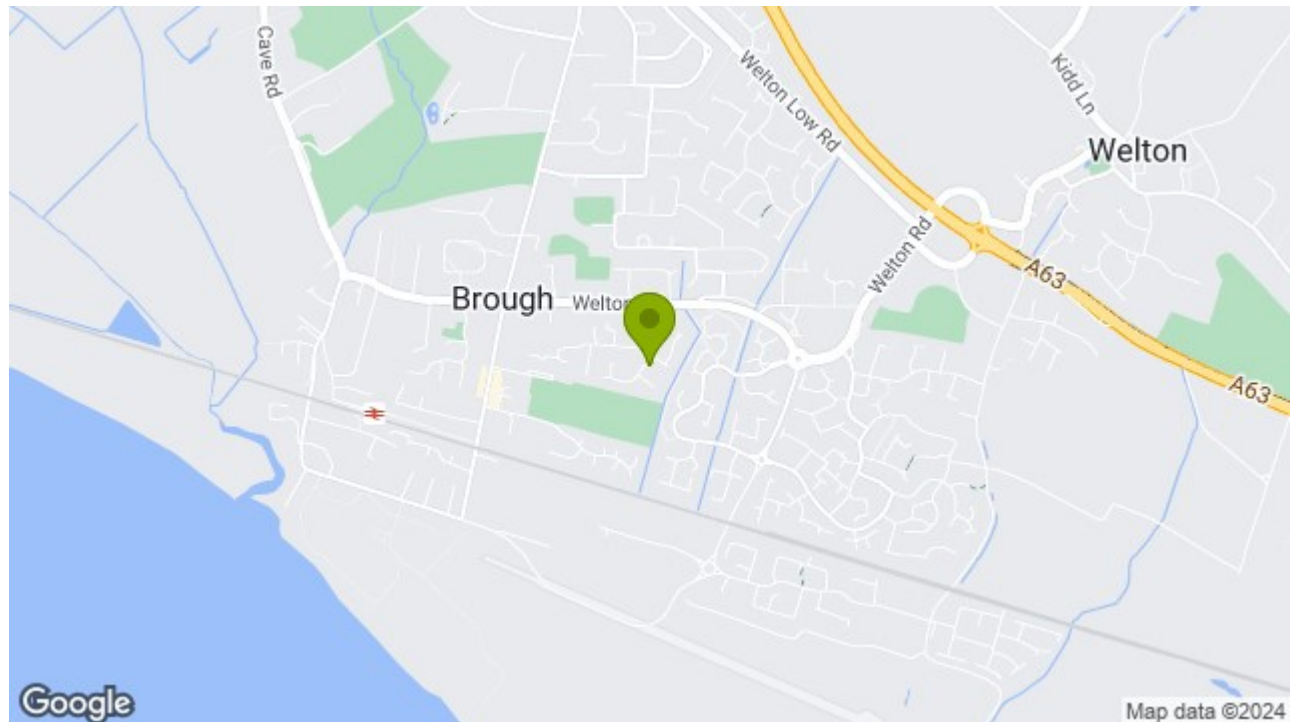
# Augustus Drive, Brough, HU15 1DH

## Key Features

- Spacious Detached Home
- 3 Good Sized Bedrooms (Formerly 4 Bedrooms)
- Stunning Fitted Kitchen
- 2 Reception Rooms
- Ground Floor Cloakroom/WC + Utility Room
- Large Primary Bedroom With En-Suite
- Detached Double Garage
- Attractive Rear Garden
- EPC = C
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	84
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This impeccably presented 3-bedroom (formerly 4 bedrooms) double fronted detached home, situated in close proximity to the centre of Brough. The property opens with a welcoming entrance hall featuring a convenient cloakroom/wc, double doors lead into a generously proportioned dual-aspect lounge, alongside a versatile second reception room. The kitchen is a focal point, boasting quartz worksurfaces, integral appliances, and a separate utility room. Upon the first floor, an impressive primary bedroom suite awaits, complete with fitted units and a modern en-suite shower room. Two additional well-proportioned bedrooms share a family bathroom. Outside, a spacious driveway leads to a double garage, while the rear garden provides a perfect retreat.





## ACCOMMODATION

The spacious accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. This welcoming hallway features a staircase leading to the first floor, storage cupboard and wooden flooring.

#### CLOAKROOM/WC

Located off the entrance hall, fitted with a modern two piece suite comprising WC and countertop wash basin, storage unit and splashback. There is a continuation of the wooden flooring and a window to the front elevation.

#### LOUNGE

18'5 x 11'4 (5.61m x 3.45m)

Double doors open from the entrance hall and lead to this spacious dual aspect reception room featuring an attractive fireplace housing a log effect fire within a contemporary surround. There is a window to the front elevation, a door leading to the rear garden and a wooden floor throughout.

#### DINING ROOM

10'1 x 10'2 (3.07m x 3.10m)

A spacious and versatile second reception room, with a window to the front elevation and wooden flooring throughout.

#### KITCHEN

7'9 x 13'1 (2.36m x 3.99m)

The impressive kitchen is fitted with a comprehensive range of wall and base units which are mounted with complementary quartz

worksurfaces beneath a tiled splashback. There is a moulded sink unit with instant hot water tap over, integrated appliances include twin split level NIEFF ovens with a warming drawer, designer extractor fan with inset extractor, fridge freezer, wine cooler and a dishwasher. There is a window to the rear elevation, modern floor tiling, spotlighting and an internal door to:

#### UTILITY ROOM

With a fitted worksurface, tiled splashback and tiling to the floor. There is space and plumbing for an automatic washing machine, space for a tumble dryer, a modern wall mounted boiler and a door leading to the rear garden.

### FIRST FLOOR

#### LANDING

A galleried landing with access to the first floor accommodation. There is a window to the rear elevation.

#### BEDROOM 1

18'6 x 13'6 max (5.64m x 4.11m max)

A large dual aspect primary bedroom suite with windows to two elevations. A selection of fitted units include slide-fronted wardrobes and dressing table. There are en-suite facilities off.

#### EN-SUITE

A modern en-suite fitted with a vanity sink unit and storage cabinet, concealed flush WC and a shower cubicle with digital shower. There is splashback tiling, stylish chrome radiator and a window to the front elevation.

#### BEDROOM 2

11' x 8'11 (3.35m x 2.72m)

A second double bedroom with a window to the front elevation.

#### BEDROOM 3

8'7 x 7'3 (2.62m x 2.21m)

A generous third bedroom with a window to the rear elevation.

#### BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a Jacuzzi style bath with mixer shower over. There is tiling to the walls, a chrome heated towel rail and a window to the front elevation.

### OUTSIDE

#### FRONT

The property enjoys a sizeable frontage with a driveway offering excellent parking provisions in addition to an area of block paving and slate beds.

#### REAR

The attractive rear garden is laid mainly to lawn with large paved patio area to one end, raised timber edged flower beds to the side and a further paved patio area adjacent to the property.

#### DOUBLE GARAGE

The detached double garage features two individual electric roller shutter doors, 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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for



this property is Band D. (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.

## AGENT NOTES.

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they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd 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. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

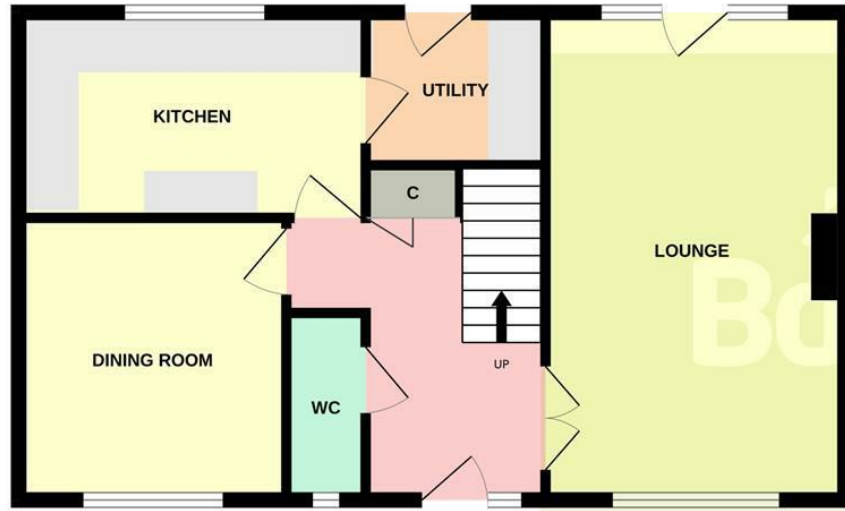
agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



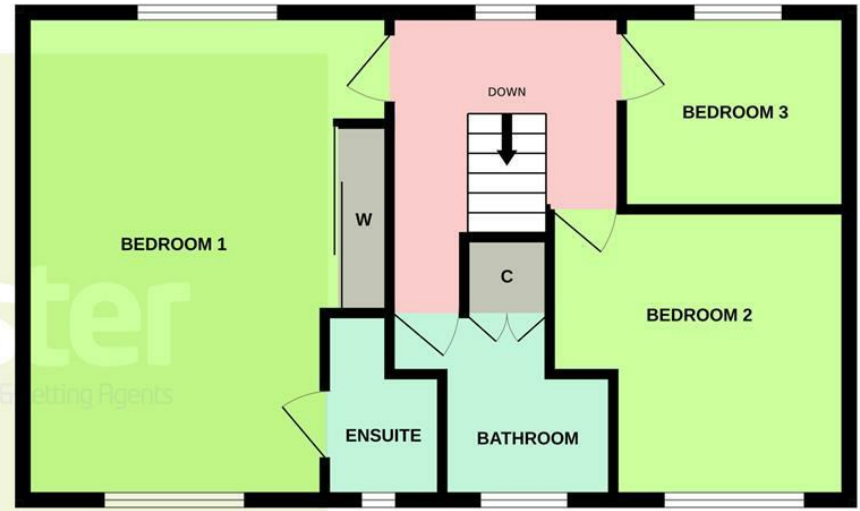




GROUND FLOOR  
571 sq.ft. (53.0 sq.m.) approx.



1ST FLOOR  
574 sq.ft. (53.3 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 sq.m.) approx.

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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