



Cavendish Park, Brough, HU15 1AU  
£299,950

Philip  
**Bannister**  
Estate & Letting Agents

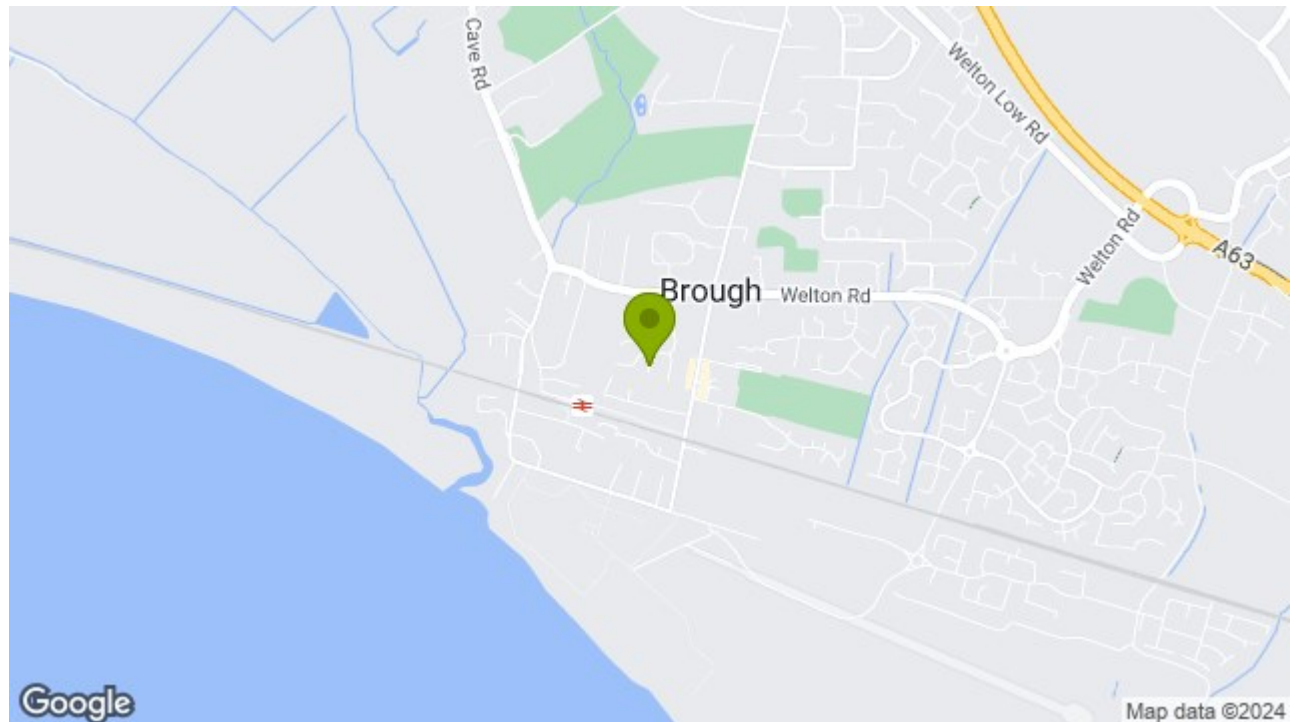
# Cavendish Park, Brough, HU15 1AU

## Key Features

- Detached Family Home
- 4 Good Sized Bedrooms
- Recently Fitted Dining Kitchen
- Separate Utility Room
- En-Suite To Master Bedroom
- Delightful Rear Garden
- Driveway & Integral Garage
- Ground Floor WC
- Cul-De-Sac Location
- ER-C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(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	

Set within a popular cul-de-sac development off Welton Road, this 4-bedroom detached property offers ideal family living. The well-planned layout includes an inviting entrance hall leading to a tasteful living room, complemented by double doors opening into a recently fitted dining kitchen boasting quartz worksurfaces and integral appliances. A separate utility room adds practicality, while the conservatory provides a tranquil space overlooking the well-maintained rear garden. Upstairs, four bedrooms await, two featuring fitted furniture, with the master bedroom enjoying an en-suite shower room, accompanied by a separate family bathroom for added convenience. The exterior includes a lawned front garden, a drive leading to the integral single garage, and a delightful rear garden featuring a curved patio, lawn and borders.





## ACCOMMODATION

The accommodation is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property, with a staircase to the first floor and cloakroom/wc off.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

#### LOUNGE

13'7 x 12'1 (4.14m x 3.68m)

A front facing reception room with a window to the elevation. Double doors open to:

#### DINING KITCHEN

9'3" x 19'6" (2.83m x 5.96)

A recently installed shaker style kitchen with a comprehensive range of shaker style wall and base units which are mounted with quartz worksurfaces and matching upstands. A moulded sink unit with mixer tap sits beneath a window to the rear and there are integral appliances which include a BOSCH oven, microwave oven, ceramic hob, extractor hood and a dishwasher. There is space for an American fridge freezer, space for a dining table and Herringbone flooring. A door leads to a utility room and double doors to the conservatory. Access to a useful understair larder style cupboard.

#### UTILITY ROOM

8'8 x 5'8 (2.64m x 1.73m)

With a range of fitted units mounted with work surfaces beneath a tiled splashback, an inset one and a half sink and drainer, space and plumbing for

automatic washing machine, space for tumble dryer or freezer, wall mounted gas fired central heating boiler. External access door to rear.

#### CONSERVATORY

9'9 x 9'5 (2.97m x 2.87m)

Of uPVC double glazed construction overlooking the rear garden An external door leads out to the patio.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a built-in airing cupboard.

#### BEDROOM 1

10'1 + wardrobes x 12'7 (3.07m + wardrobes x 3.84m)

A double bedroom with fitted wardrobes and a window to the rear elevation.

#### EN-SUITE

With a three piece suite comprising shower cubicle, WC and wash hand basin. There are half tiled walls and a window to the rear elevation.

#### BEDROOM 2

11'8 x 9' (3.56m x 2.74m)

With fitted wardrobes and a window to the front elevation.

#### BEDROOM 3

14'3 x 8'7 (4.34m x 2.62m)

With a dormer style window to the front elevation.

#### BEDROOM 4

8'5 x 6'7 (2.57m x 2.01m)

With a window to the front elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, wash

basin and a panelled bath. There are partially tiled walls and a window to the rear.

### OUTSIDE

To the front of the property there is a lawned garden which sits adjacent to which a driveway which provides excellent parking and gives access to the single garage. To the rear lies an attractive garden with curved patio, lawn and planting borders.

### 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 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.

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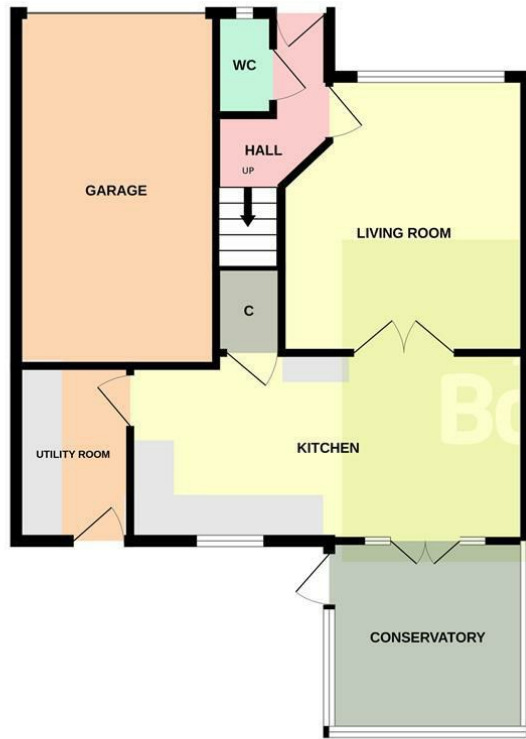
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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  
716 sq.ft. (66.6 sq.m.) approx.



1ST FLOOR  
576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1293 sq.ft. (120.1 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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