



Calder Square, Brough, HU15 1GE  
£220,000

Philip  
**Bannister**  
Estate & Letting Agents



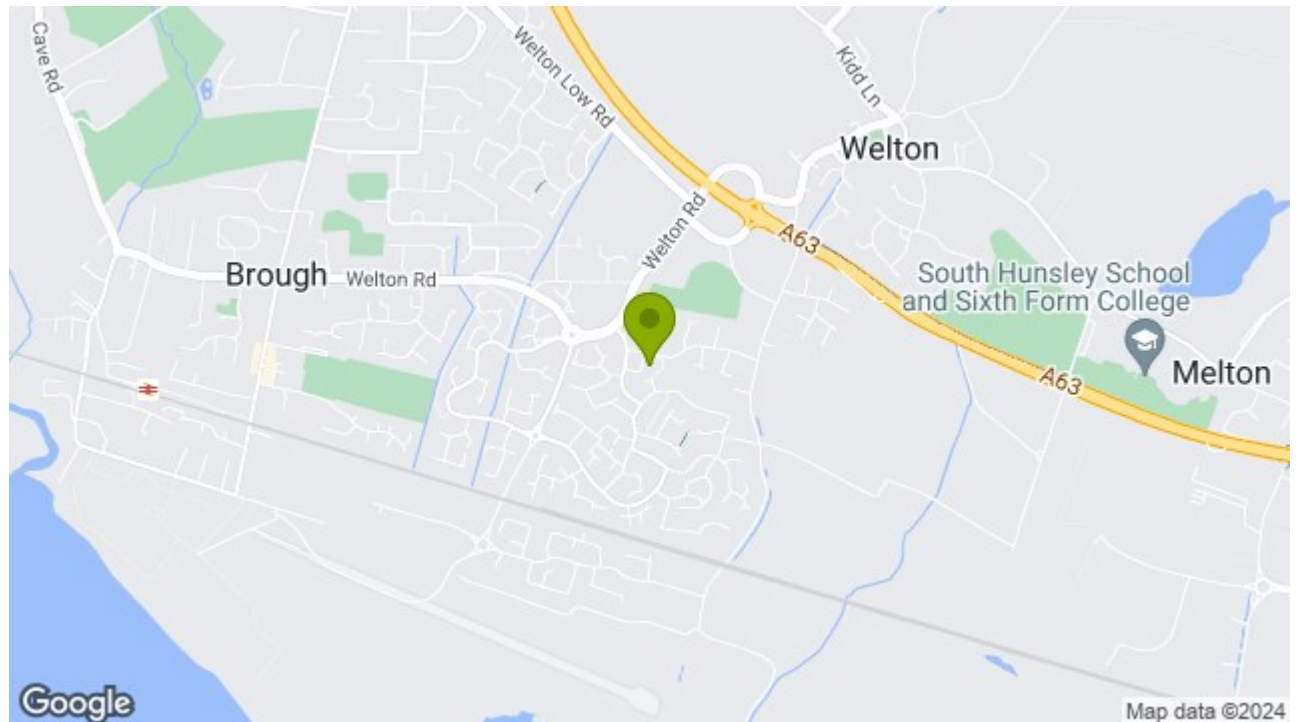
# Calder Square, Brough, HU15 1GE

## Key Features

- Versatile Town House
- 3 Fitted Double Bedrooms
- Ground Floor 4th Bedroom/Office
- Spacious Dining Kitchen
- Attractive 1st Floor Living Room
- En-Suite To Master Bedroom
- Private Rear Garden
- Allocated Parking For 2 Vehicles
- Garage With Light & Power
- ER - C

This modern town house is ideally positioned within a small courtyard on the fringes of this popular development. The property offers a range of well planned and versatile accommodation which is arranged over three floors and comprises entrance hall, cloakroom/W.C., dining kitchen and the 4th bedroom/office to the ground floor. Upon the first floor level there is a spacious living room with a Juliet balcony and the 3rd double bedroom. To the second floor there are 2 further double bedrooms, each with fitted wardrobes and an en-suite to the master. There is also the family bathroom. To the rear of the property there is a private garden with a gate leading to a walk-way, a short distance from the local school. To the front of the property there is vehicular parking and a garage.

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>	73	86
(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	









## ACCOMMODATION

The property is arranged over three floors:

### GROUND FLOOR

#### ENTRANCE HALL

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

#### CLOAKROOM/WC

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

#### OFFICE/BEDROOM 4

8'11 x 8'3 (2.72m x 2.51m)

A versatile space which would make an ideal office or 4th bedroom. With a useful storage cupboard beneath the staircase.

#### DINING KITCHEN

15'6 x 12'5 (4.72m x 3.78m)

The kitchen is fitted with a range of wall and base units mounted with complementary work surfaces beneath a tiled splashback. A stainless steel sink unit with mixer tap sits beneath the window overlooking the rear garden. Integral appliances include a fridge freezer, dishwasher, space and plumbing for an automatic washing machine and there is a freestanding range cooker beneath a concealed extractor hood. There is a door opening to the garden.

### FIRST FLOOR

#### LANDING

With a further staircase leading to the second floor.

### LIVING ROOM

12'6 x 12'5 (3.81m x 3.78m)

An attractive rear facing reception room with French doors opening to a Juliet balcony.

#### BEDROOM 3

8'10 x 12'5 (2.69m x 3.78m)

A spacious double bedroom positioned to the front of the property.

### SECOND FLOOR

#### LANDING

With a built-in airing cupboard.

#### BEDROOM 2

8'11 x 12'6 (2.72m x 3.81m)

A further double bedroom with a dormer-style window to the front elevation and fitted wardrobes.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and panelled bath with mixer shower. There are tiled walls.

#### BEDROOM 1

11'1 x 12'6 (3.38m x 3.81m)

The master bedroom is of double proportions with a fitted wardrobe and three skylights. Access to en-suite facilities.

#### EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle. There is tiling to the walls.

### OUTSIDE

#### FRONT

A footpath leads to the residential entrance door.

### REAR

The rear garden offers excellent privacy and features a decked terrace adjoining the property, this in turn leads to a lawn. There is timber fencing to the perimeters and a gate leading to the rear.

### PARKING

To the front of the property there is "nose to tail" parking for two vehicles.

### GARAGE

A garage is positioned within a block and is installed with 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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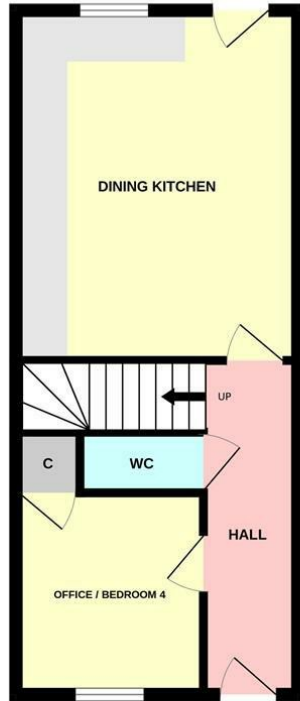
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



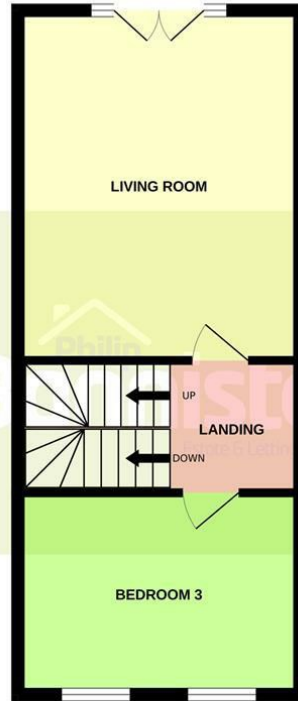




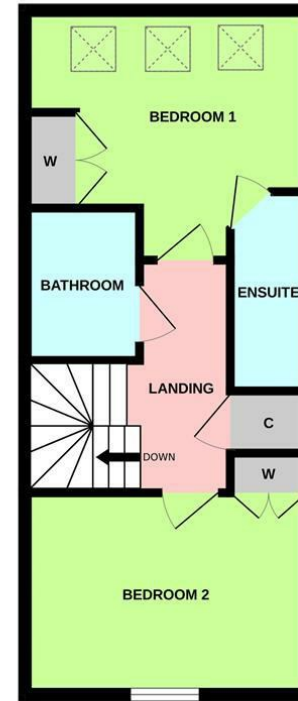
GROUND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



1ST FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR  
376 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA : 1127 sq.ft. (104.7 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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