



Sandfield Drive, Brough, HU15 1BN
£225,000

Philip
Bannister
Estate & Letting Agents

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NO CHAIN - Located in a sought-after area, this charming two-bedroom semi-detached bungalow offers an appealing opportunity to purchase a truly desirable home. Boasting impeccable presentation throughout, the property welcomes with a vestibule leading to a hallway, a spacious light filled lounge, breakfast kitchen, 2 fitted double bedrooms, modern shower room and a separate cloakroom/WC. Outside, the property enjoys beautifully maintained gardens with the rear benefitting from a southerly aspect. A lengthy side driveway leads to a garage and offers excellent off street parking.

Key Features

- NO CHAIN
- Semi-Detached True Bungalow
- 2 Fitted Double Bedrooms
- Southerly Rear Aspect
- Excellent Size Throughout
- Attractive Grounds
- Driveway & Garage
- Fabulous Location
- EPC = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	65	
(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 a single storey and comprises:

VESTIBULE

Allowing access at the side of the property, an internal door leads to:

ENTRANCE HALL

Allowing access to the internal accommodation, there is a built-in cupboard.

LOUNGE

17' x 12'5 (5.18m x 3.78m)

A spacious front facing reception room which offers a light and airy feel, with a large window to the front and a second window to the side. There is a feature housing an electric fire, timber surround and a marble hearth.

BREAKFAST KITCHEN

13'11 x 8'3 (4.24m x 2.51m)

The breakfast kitchen is fitted with a selection of cream fronted wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation and integral appliances include a half-height electric oven, and an electric hob beneath a concealed extractor hood. There is space and plumbing for an automatic washing machine, space for a fridge freezer and a wall mounted boiler. There is ample space for a breakfast table, a door and window to the driveway.

BEDROOM 1

11'8 into wardrobes x 12'11 (3.56m into wardrobes x 3.94m)

An attractive double bedroom with a large window to the front of the property. There is a range of fitted

furniture to include wardrobes, dressing table and bedside cabinets.

BEDROOM 2

9'7 x 11'2 (2.92m x 3.40m)

A second good sized double bedroom is to the rear of the property overlooking the garden. It has fitted furniture to include wardrobes, shelving and matching drawers.

SHOWER ROOM

5'6" x 7'11" max (1.68m x 2.43m max)

A modern shower room which is fitted with a vanity wash basin with fixed unit and a shower enclosure with a tiled inset. There is a window to the rear elevation.

CLOAKROOM/WC

With a WC, tiling to the walls and a window to the side elevation.

OUTSIDE

To the front of the property there is a garden with decorative gravel and mature planting. The rear garden is an excellent size and enjoys a southerly aspect. There is a large patio to one side, a lawn to the centre, a hardstanding to one corner and decorative planting beds.

DRIVEWAY & GARAGE

A side driveway provides excellent off street parking and extends to a pre-fabricated garage.

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 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.

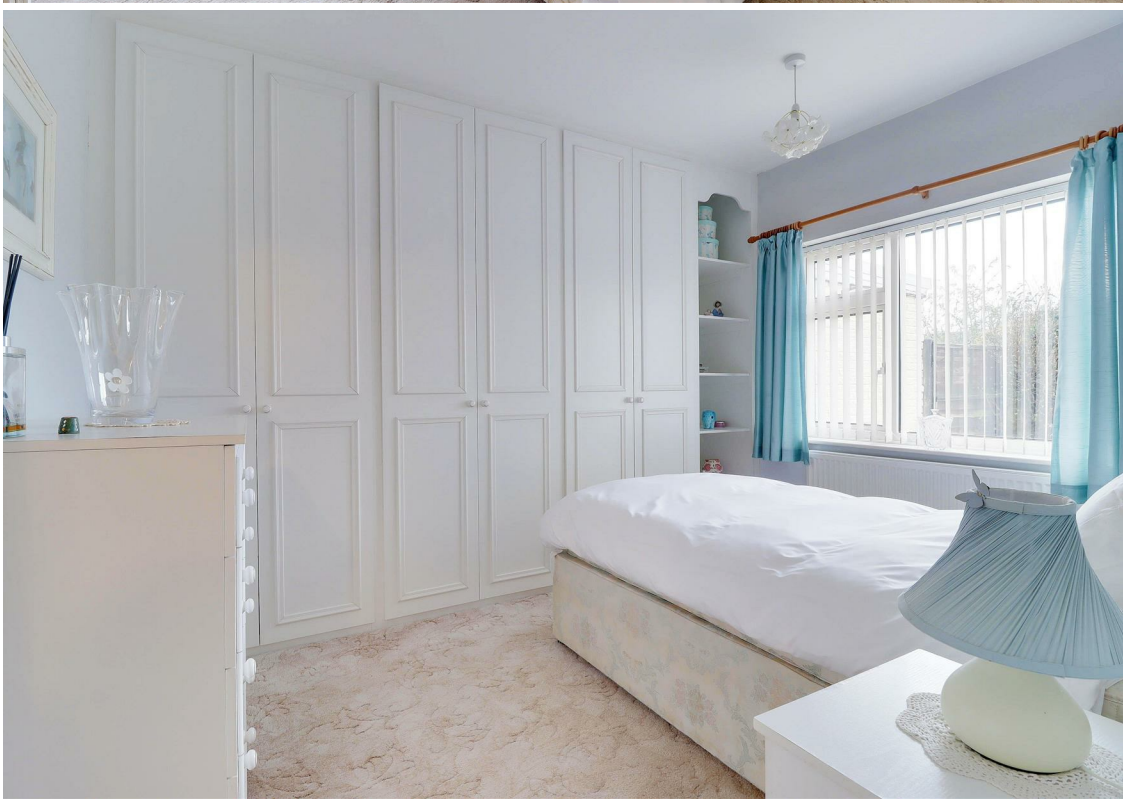
We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

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.

AGENT NOTES.



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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: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 725 sq.ft. (67.3 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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