



Dearne Court, Brough, HU15 1GL
£159,950

Philip
Bannister
Estate & Letting Agents

Dearne Court, Brough, HU15 1GL

NO CHAIN - A modern 2 bedroom property which would make an ideal home for a first time buyer, investment or downsizers alike. The property features an entrance hall with a cloakroom/wc off, front facing lounge and a full width dining kitchen with integral appliances to the rear. Upon the first floor there are 2 double bedrooms with the master benefitting from fitted wardrobes and an en-suite in addition to the house bathroom. Outside there is a good sized private rear garden and parking to the front.

Key Features

- NO CHAIN
- 2 Double Bedrooms
- En-Suite To Master Bedroom
- Full Width Dining Kitchen
- Ground Floor WC
- Attractive Front Facing Lounge
- Private Rear Garden
- Allocated Parking
- Ideal First Time Buyer Or Investor
- ER-B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		91
(92 plus) A		
(81-91) B		
(69-80) C	76	
(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:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the front of the property through a residential entrance door, with a cloakroom/WC off.

CLOAKROOM/WC

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

LOUNGE

14'6 x 9'10 (4.42m x 3.00m)

A welcoming front facing lounge with a window to the elevation, a feature fireplace housing an electric fire and there is a built-in under stair cupboard.

DINING KITCHEN

9'4 x 13'5 (2.84m x 4.09m)

The dining kitchen is fitted with a selection of wall and base units which are mounted with marble effect work surfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation and there are integral appliances which include a double oven/grill, hob beneath a concealed extractor, washer dryer and a fridge freezer. A sliding patio doors open to the rear and there is space for a dining table. A staircase leads to the first floor.

FIRST FLOOR

LANDING

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

BEDROOM 1

10'7 x 11'3 (3.23m x 3.43m)

The master bedroom features a window to the front elevation, fitted wardrobes and en-suite facilities off.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with tiled inset. There are half tiled walls and a window to the front elevation.

BEDROOM 2

10'8 x 7'2 (3.25m x 2.18m)

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

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There are half tiled walls plus a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there are slate planting beds with a footpath leading to the property.

REAR

The attractive rear garden offers excellent privacy and features a patio adjoining the property with railway sleepers steps leading to a lawn and additional patio beyond. There is timber fencing to the perimeter, planting beds and a timber gate.

PARKING

There is an allocated parking space to the front of the property.

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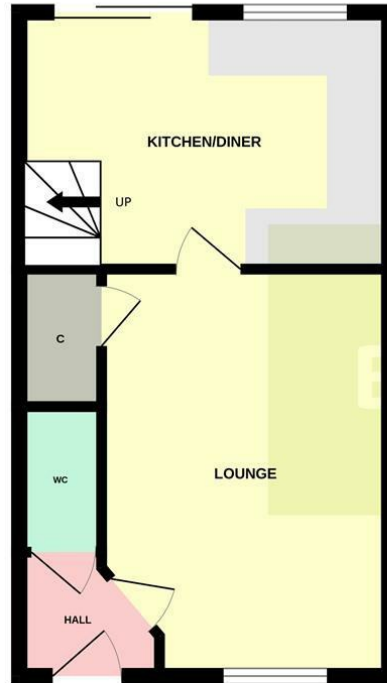
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent.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

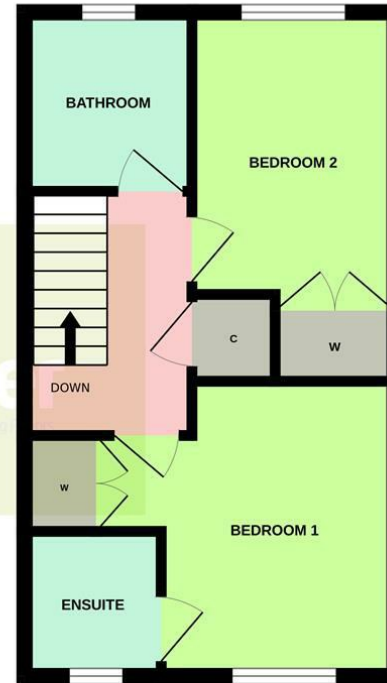




GROUND FLOOR
323 sq.ft. (30.0 sq.m.) approx.



1ST FLOOR
323 sq.ft. (30.0 sq.m.) approx.



TOTAL FLOOR AREA : 646 sq.ft. (60.0 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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