



Hidcote Walk, Brough, HU15 1FP  
£145,000

Philip  
**Bannister**  
Estate & Letting Agents



# Hidcote Walk, Brough, HU15 1FP

## Key Features

- NO CHAIN
- Unique 1 Bedroom Home
- Contemporary Living Style
- Fabulous Sun Terrace
- Gated Parking
- Double Bedroom
- Open Plan Living
- Well Presented Throughout
- Ideal For First Time Buyer, Downsizing Or Investment
- ER- C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			92
(81-91) B			
(69-80) C		75	
(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	

NO CHAIN - UNIQUE 1 BEDROOM HOME - PRIVATE DECKED SUN TERRACE - This fantastic home offers a unique style of modern open living with a superb kitchen living space with a Juliet balcony and a fantastic first floor sun terrace. Located within a popular modern development, the property would make an ideal purchase for a first time buyer, downsizer or investors alike. The accommodation comprises entrance hall, excellent sized double bedroom and a bathroom to the ground floor. At first floor level there is a fitted kitchen and an open-plan living area with a Juliet Balcony and access to the private sun terrace. A driveway allows off street parking with timber gates adding additional privacy.









## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, there is a staircase which leads to the first floor accommodation and a sizeable storage cupboard beneath the staircase.

#### DOUBLE BEDROOM

12'2" x 11'5" (3.71m x 3.48m)

The bedroom is of double proportions and has a window to the front elevation.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a mixer shower and tiling above.

### FIRST FLOOR

#### OPEN PLAN LIVING KITCHEN

18'10" x 11'6" (5.74m x 3.51m)

This open-plan area features living space and kitchen area.

#### LIVING AREA

With a Juliet balcony to the front elevation and an external door leading outside to the decked sun terrace.

#### KITCHEN AREA

The kitchen has a range of fitted wall and base units mounted with work surfaces and matching upstands, a stainless steel sink unit with mixer tap, integrated electric oven/grill, four-ring gas hob beneath a chimney style extractor hood. There is space for fridge/freezer, plumbing for an automatic washing machine, breakfast bar and a kickboard heater.

### OUTSIDE

#### DECKED SUN TERRACE

At first floor level is a private sun terrace with wrought iron fencing.

### FRONT

A driveway with timber gates allows for off street parking and storage beyond.

### 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 A. (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.

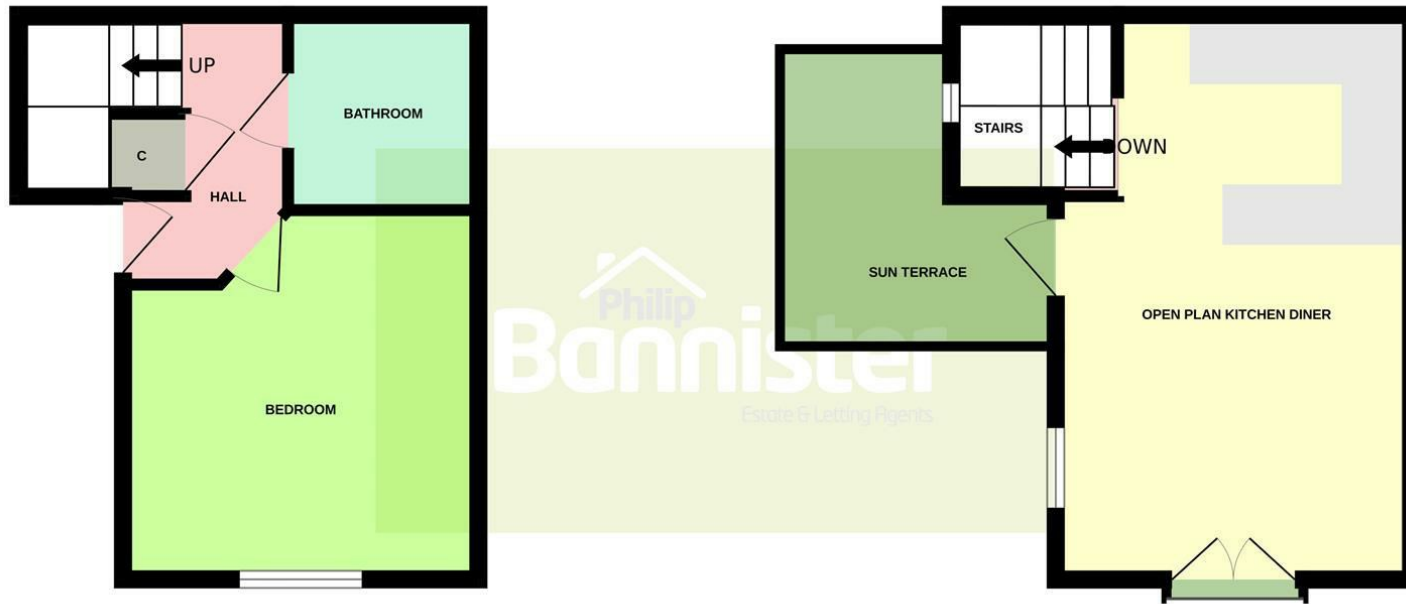
### AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents 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 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

1ST FLOOR



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.  
Made with Metropix ©2024

