



Sidings Court, Brough, HU15 1ES
£272,000

Philip
Bannister
Estate & Letting Agents


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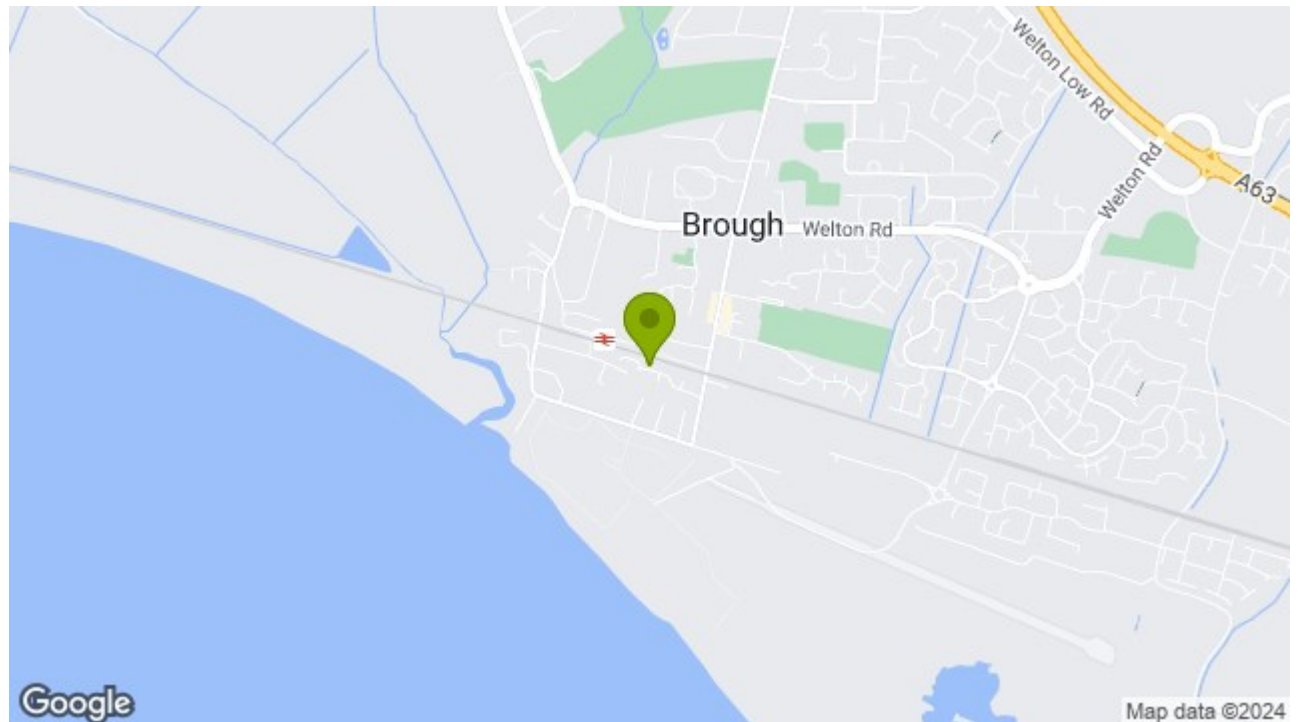
Key Features

- Exceptional Detached Home
- 3 Bedrooms
- Quality Full Width Dining Kitchen
- Contemporary Bathroom
- Spacious Front Facing Lounge
- Ground Floor Cloakroom/WC
- Private Rear Garden
- Excellent Off Street Parking & Garage
- EPC = TBC

Enjoying a convenient position close to local amenities, this impeccably presented 3-bedroom detached home offers contemporary living arrangements. Step through the welcoming entrance hall to find a cloakroom/WC, leading seamlessly to a spacious front-facing lounge. The heart of the home lies in the full-width dining kitchen, boasting quality units and integral appliances, sliding patio doors open to the rear garden. Upon the first floor there are three bedrooms, one fitted, all thoughtfully designed, accompanied by a contemporary bathroom with a modern three piece suite.

Outside, a private rear garden with a secluded seating area is complemented by a side driveway providing excellent parking and leading to a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	70	
(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 property through a residential entrance door. There is a staircase to the first floor and a cloakroom/WC off.

CLOAKROOM/WC

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

LOUNGE

17' x 11' (5.18m x 3.35m)

An attractive front facing reception room with a feature chimney breast and a window to the front elevation.

DINING KITCHEN

9'10 x 17'6 (3.00m x 5.33m)

A fabulous full width dining kitchen fitted with a comprehensive selection of shaker style wall and base units which are mounted with contrasting worksurfaces with matching upstands. A stainless steel sink unit sits beneath a window to the rear elevation, a host of integral appliances include a double oven/grill, 4 ring gas hob, extractor hood, fridge freezer, dishwasher and washing machine. There is ample space for a dining suite and sliding patio doors which open to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1

12'5 x 9'3 (3.78m x 2.82m)

The master bedroom features a range of fitted units to include wardrobes, bedside cabinets and overhead storage. There is a window to the front elevation.

BEDROOM 2

11'10 x 10'1 (3.61m x 3.07m)

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

BEDROOM 3

8'6 x 7'11 (2.59m x 2.41m)

A good sized third bedroom with a window to the front elevation. There is a built-in cupboard above the stairwell.

BATHROOM

The contemporary bathroom is fitted with a three piece suite which incorporates an WC, wash vanity wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There is tiling to the walls and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a gravelled garden which could be utilised for additional parking. A block paved footpath leads to the residential entrance door.

REAR

The rear garden offers excellent privacy and features a central lawn with a gravelled planting bed to the western perimeter. A further planting bed is to the northern perimeter and there is a patio and

footpath that leads to the garage. A covered seating area is positioned in front of the garage.

DRIVEWAY & GARAGE

A side driveway provides off street parking for a number of vehicles and leads to the brick built garage. There is an up and over door, light and power. A personnel door leads from the garden.

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?

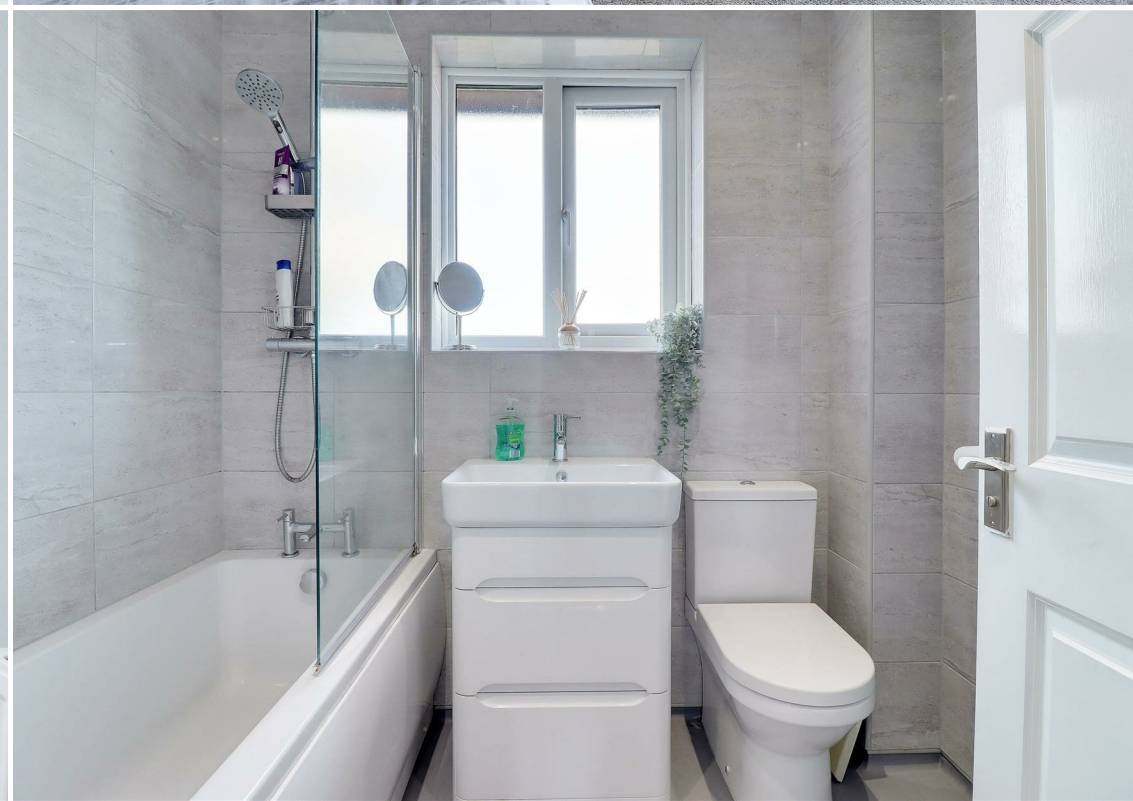
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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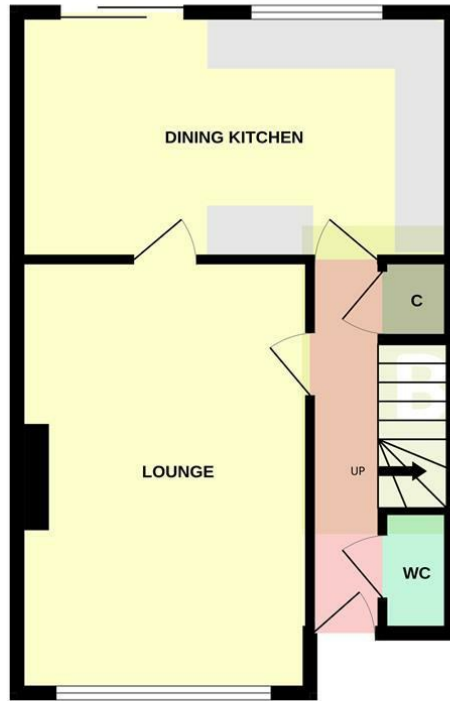
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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
458 sq.ft. (42.6 sq.m.) approx.



1ST FLOOR
434 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA: 893 sq.ft. (82.9 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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