



Spitfire Drive, Brough, HU15 1YQ
£200,000


**Philip
Bannister**
Estate & Letting Agents

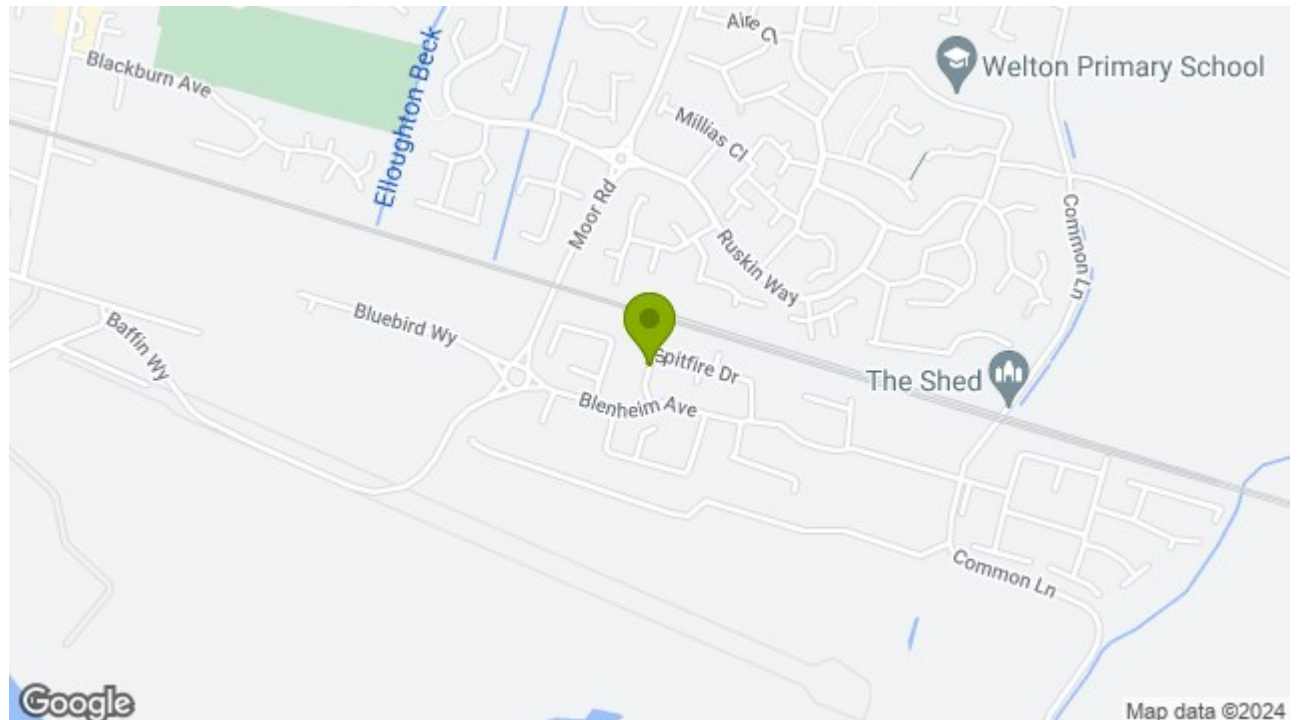
Spitfire Drive, Brough, HU15 1YQ

A modern 3-bedroom home within a sought-after development, presenting an inviting move-in ready property in impeccable condition. The property features an entrance hall with a convenient cloakroom/wc, leading to a spacious front-facing lounge, a full-width dining kitchen, equipped with an array of integral appliances and French doors opening to the garden. Upstairs, three generously sized bedrooms await, one having fitted wardrobes, complemented by a stylishly modern bathroom. Outside, there is a lawned rear garden with timber fencing and front parking accommodating two vehicles.

Key Features

- Move-In Ready Home
- Immaculately Finished Throughout
- Upgraded Kitchen With Fitted Appliances
- Contemporary Bathroom
- Ground Floor Cloakroom
- Rear Garden
- 2 Parking Spaces To Front
- Remaining NHBC Warranty
- ER-B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) A		
(81-91) B	84	
(69-80) C		
(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, having a cloakroom/wc off.

CLOAKROOM/WC

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

LOUNGE

12'1" x 14'5" (3.70 x 4.41)

The spacious front facing reception features a window to the elevation and a staircase leading to the first floor, with a storage cupboard below.

DINING KITCHEN

15'0" x 8'10" (4.59 x 2.70)

The fitted dining kitchen features a comprehensive selection of wall and base units mounted with contrasting work surfaces and matching upstands. The appliances include a fridge freezer, washing machine, dishwasher, oven, hob and extractor. A stainless steel sink unit sits beneath a window overlooking the rear garden. There is ample space for a dining table and chairs, a set of French doors open to the rear garden.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level.

BEDROOM 1

12'1" x 8'0" (3.70 x 2.46)

The master bedroom is a comfortable double, with a window to the rear elevation.

BEDROOM 2

11'2" x 8'0" (3.42 x 2.46)

A second double bedroom with fitted wardrobes and a window to the front elevation.

BEDROOM 3

8'10" x 6'8" (2.70 x 2.04)

An excellent sized third bedroom with a window to the rear elevation.

BATHROOM

9'7 x 6'8 (2.92m x 2.03m)

The contemporary bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower, tiling and folding glazed screen. There is a window to the front elevation and a built-in storage cupboard.

OUTSIDE

FRONT

To the front of the property there is a small planting bed and a footpath leading to the entrance door.

REAR

To the rear of the property there is a patio area which in turn leads a lawn. There is timber fencing to the perimeter and gated access from the side of the property.

PARKING

To the front of the property there is off street parking for two vehicles.

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 understand the property is not yet rated. We are however led to believe that the Council Tax band for this type of 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. It will however be subject to an Estate Charge. There may also be associated costs which should be checked with your legal representatives.

VIEWINGS

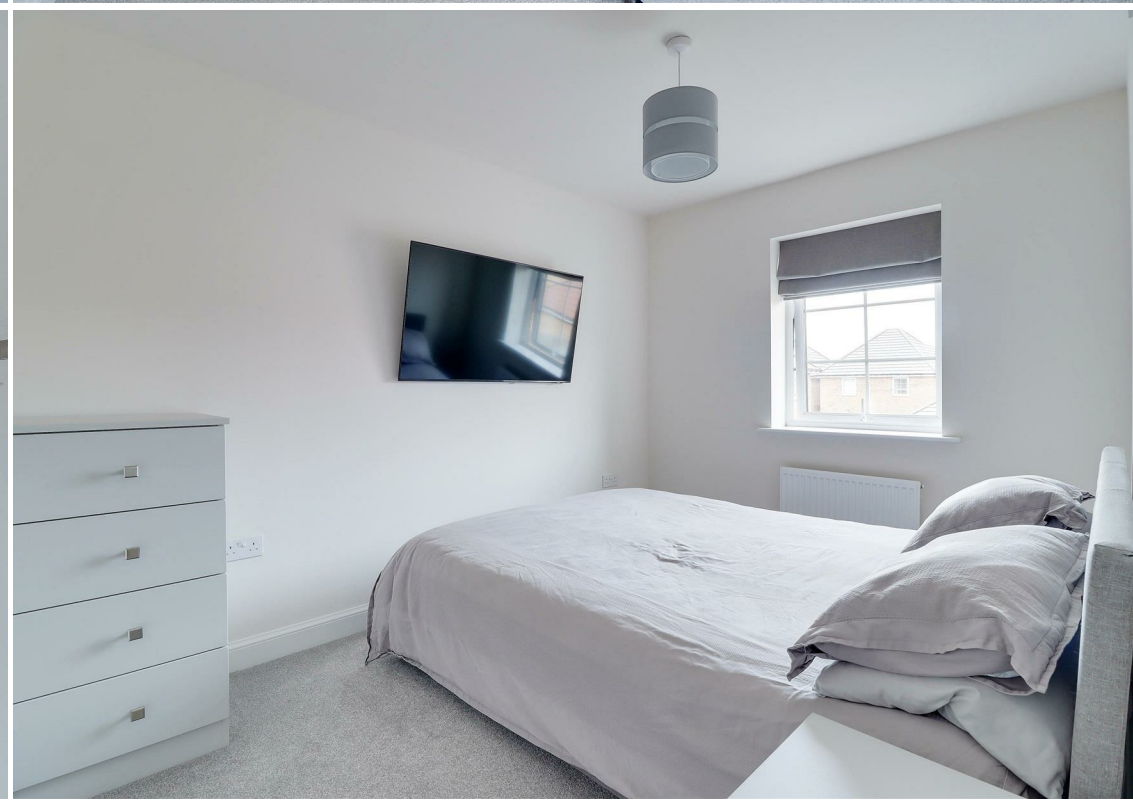
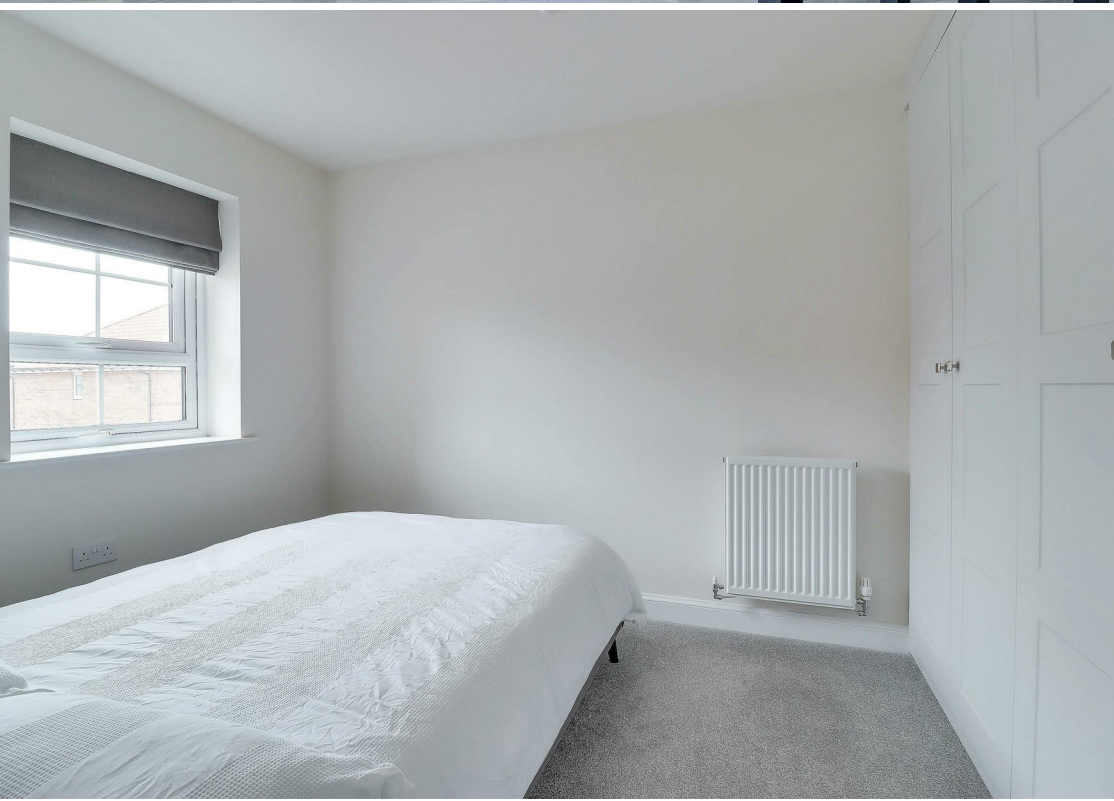
Strictly by appointment with the sole agents.

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.

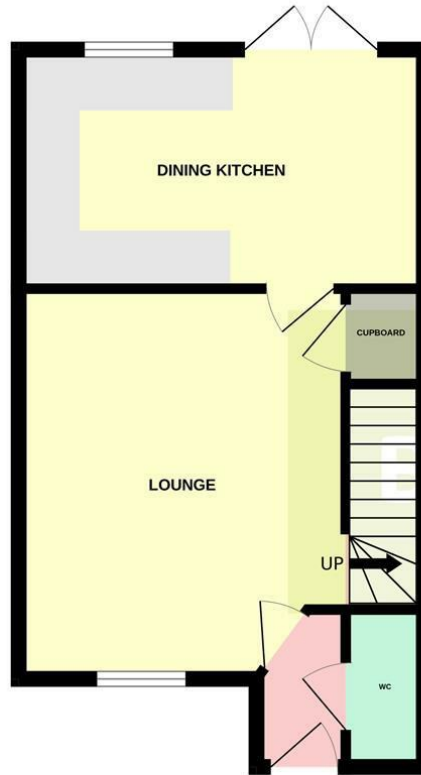
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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.

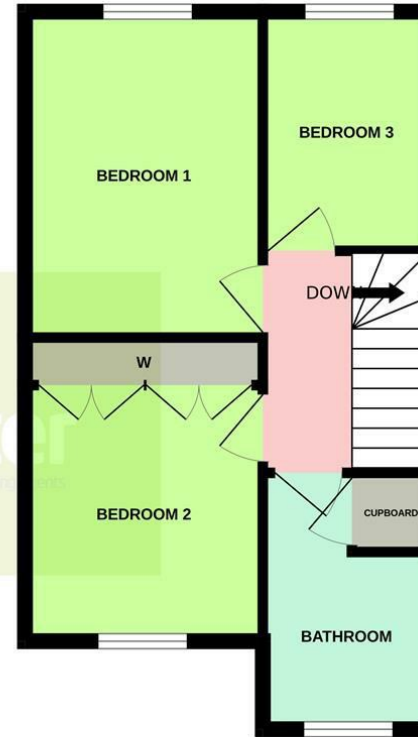
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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.
Made with Metropix ©2024

