



Lime Avenue, Brough, HU15 1SU  
£199,500

Philip  
**Bannister**  
Estate & Letting Agents



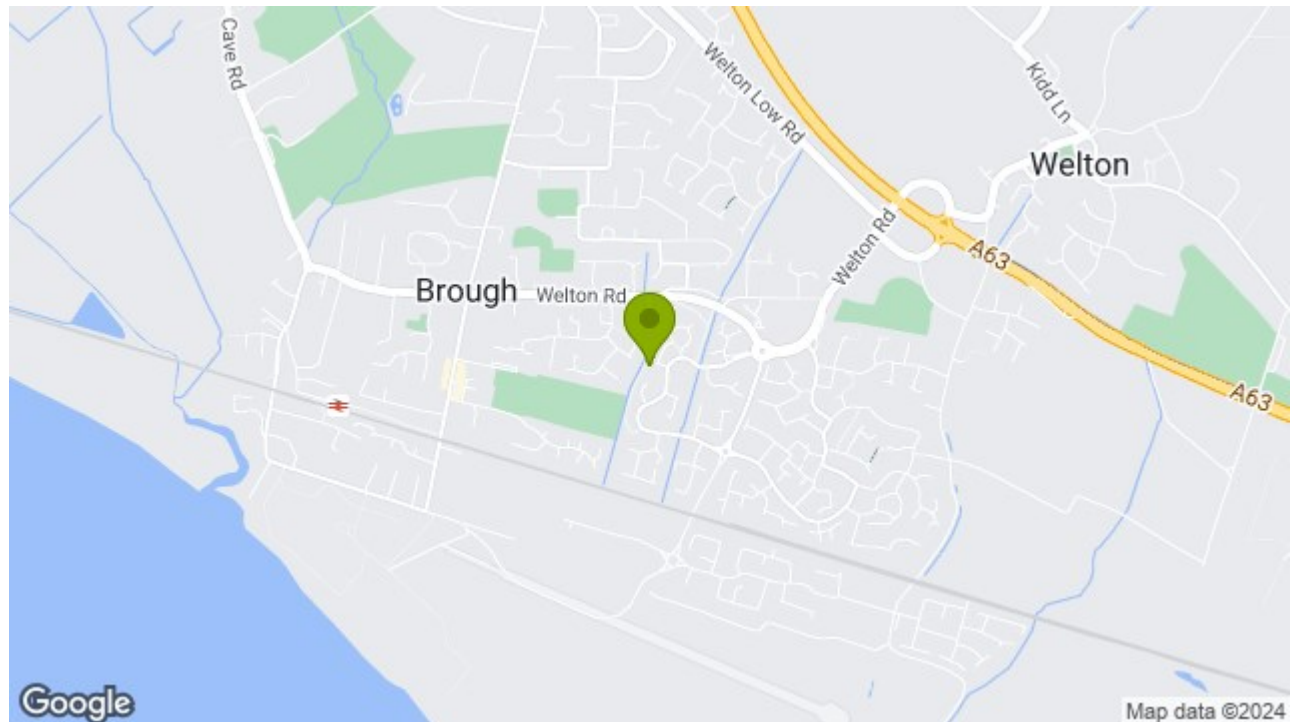
# Lime Avenue, Brough, HU15 1SU

A spacious and versatile 3 storey town house located within a small cul-de-sac forming part of Lime Avenue. The property is arranged over three floors and features a ground floor bedroom, shower room and utility room. To the first floor there is a spacious lounge diner and a fitted kitchen. Upon the second floor there are 2 further double bedrooms, en-suite and a family bathroom. Outside, the property caters for driveway parking to the front and an attractive westerly garden to the rear.

## Key Features

- 3 Storey Town House
- Cul-De-Sac Position
- 3 Bedrooms
- Versatile Layout
- 3 Bath/Shower Rooms
- Spacious Lounge Diner
- Kitchen & Separate Utility Room
- Attractive Westerly Rear Garden
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		90
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	









## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property and having a staircase leading to the first floor.

#### BEDROOM 3

9'1 x 7'11 (2.77m x 2.41m)

The original third bedroom which now opens to:

16' x 7'6 (4.88m x 2.29m)

The former garage has been converted with the current occupant using it as a bedroom/sitting room.

#### SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with tiled inset.

#### UTILITY ROOM

5'8 x 6'3 (1.73m x 1.91m)

With fitted base units, worksurfaces and a tiled splashback. There is space and plumbing for an automatic washing machine and a door to the rear garden.

### FIRST FLOOR

#### LANDING

With staircase to the second floor.

#### LOUNGE DINER

16'10 max x 14'7 max (5.13m max x 4.45m max)

A spacious first floor reception room having ample space for living and dining suites.

## KITCHEN

8'8 x 8'7 (2.64m x 2.62m)

A fitted kitchen with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, integrated oven, hob and filter hood.

### SECOND FLOOR

#### LANDING

#### BEDROOM 1

13'10 x 8'8 (4.22m x 2.64m)

A double bedroom with en-suite facilities.

#### EN-SUITE

Fitted with a shower cubicle having tiled insets, vanity wash basin and a WC

#### BEDROOM 2

11'11 x 14'8 (3.63m x 4.47m)

A further double bedroom with a built-in cupboard.

#### BATHROOM

5'5 x 4'11 (1.65m x 1.50m)

With a three piece suite comprising WC, vanity basin and panelled bath.

#### OUTSIDE

To the front of the property there is a driveway which provides off street parking and a footpath leading to the property. To the rear of the property there is a landscaped garden which is designed for easy maintenance and is mainly laid with gravel, a patio adjoining the property, timber fencing and a wall to the bottom. There is also a timber shed and decking to one corner.

## 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 D. (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

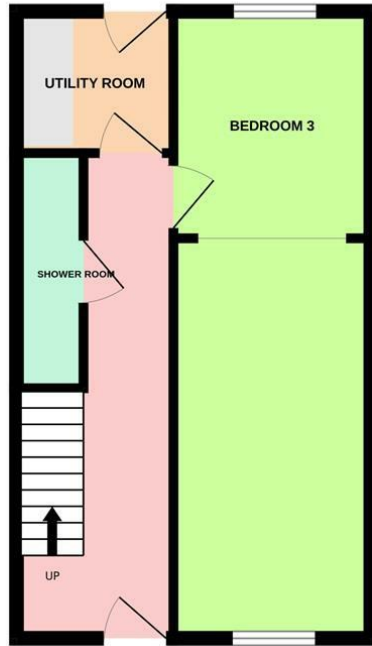
sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with 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

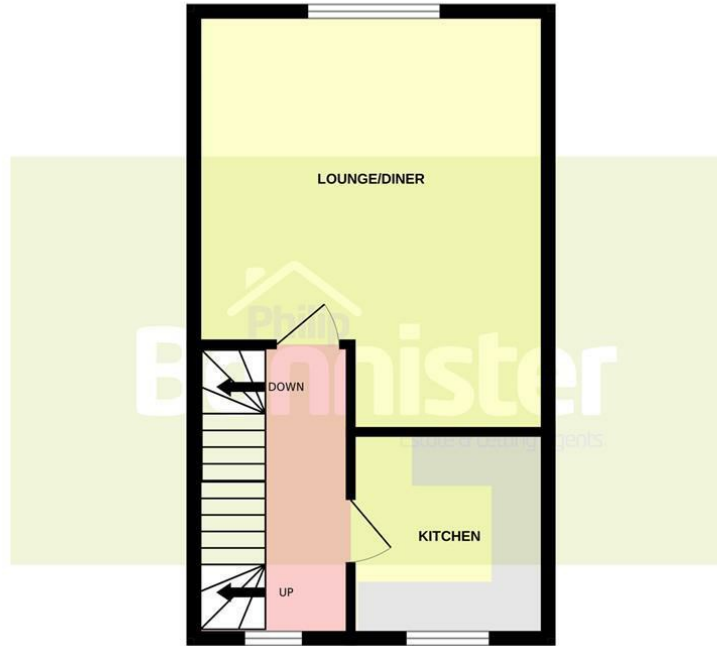




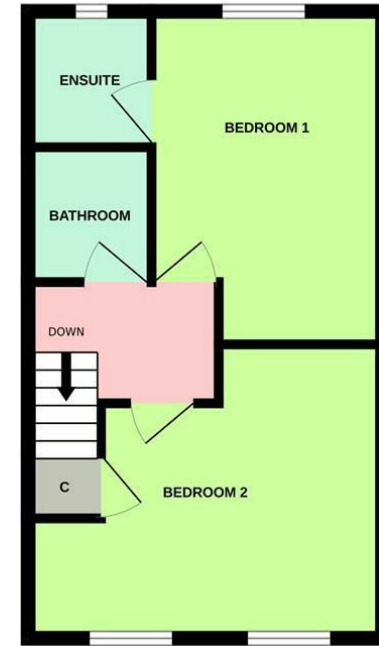
GROUND FLOOR



1ST FLOOR



2ND 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.  
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