



Willow Drive, Brough, HU15 1TR  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents



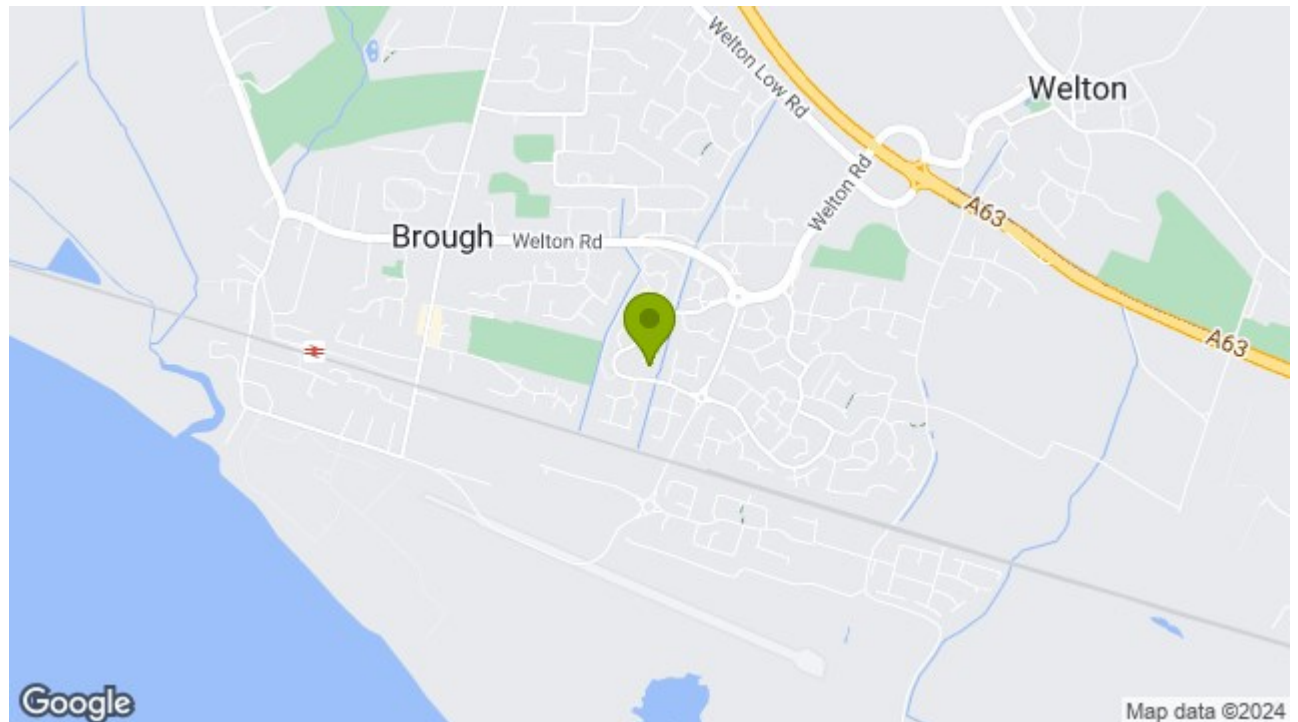
# Willow Drive, Brough, HU15 1TR

## Key Features

- Modern Town House
- Versatile Accommodation
- 3 / 4 Bedrooms
- Living Dining Kitchen To Ground Floor
- Spacious First Floor Lounge
- Bedroom/Playroom With Dressing Room/Office
- En-Suite To Bedroom 1
- Off Street Parking & Store
- Attractive Rear Garden
- EPC = C

This modern three-storey townhouse, located towards the end of a cul-de-sac, has been thoughtfully altered and improved in recent years to offer versatile accommodation. The spacious ground floor features an entrance hall with a cloakroom/WC, and an 'L' shaped living-dining kitchen with French doors opening to an attractive rear garden. The first floor boasts a large lounge and a flexible bedroom/playroom with an adjacent dressing room/office. On the second floor, there are three bedrooms, all with fitted wardrobes, including a master bedroom with a modern en-suite shower room, complemented by a contemporary family bathroom. Additional amenities include parking for two vehicles and a part garage/store along with the well tended rear garden.

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>	79	
(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 through a residential entrance door, the hallway features a staircase leading to the first floor with bespoke storage units beneath.

#### CLOAKROOM

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

#### LIVING DINING KITCHEN

24'1 max x 8'10 extending to 16'2 (7.34m max x 2.69m extending to 4.93m)

A fabulous family entertaining space with dedicated areas for living, dining and kitchen. This 'L' shaped room features a fitted kitchen comprising a range of wall and base units beneath a tiled splashback. A composite sink unit sits beneath a window to the rear and there is a double oven, ceramic hob, extractor hood, dishwasher and washing machine. There is ample space for a dining table and living suite, French doors open to the rear garden.

### FIRST FLOOR

#### LANDING

With a staircase leading to the second floor.

#### LOUNGE

A spacious lounge with a decorative archway and French doors leading to a Juliet balcony.

### BEDROOM/PLAY ROOM

13'8 x 9'3 (4.17m x 2.82m)

A versatile space which could be utilised as a bedroom or play room, with an attractive fitted unit with storage and shelving. There are French doors and a Juliet balcony to the front elevation.

### DRESSING ROOM/OFFICE

8'2 x 6'7 (2.49m x 2.01m)

With a window to the front elevation.

### SECOND FLOOR

#### LANDING

With a built-in airing cupboard.

#### BEDROOM 1

12'7 max x 12' (3.84m max x 3.66m)

A good sized double bedroom with fitted wardrobes, a window to the front elevation and access to en-suite facilities.

#### EN-SUITE

A modern en-suite fitted with a three piece suite comprising WC, vanity wash basin and corner shower cubicle with an electric shower. There is tiling to the walls and floor, heated towel rail and a dormer window to the front.

#### BEDROOM 2

13' x 9' (3.96m x 2.74m)

With fitted wardrobes, desk/dressing table and a window to the rear.

#### BEDROOM 3

13' x 6'10 (3.96m x 2.08m)

With fitted wardrobes, desk/dressing table and a window to the rear.

### BATHROOM

The modern bathroom is fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, a panelled bath with an electric shower and folding glazed screen. There is tiling to the walls and floor and a heated towel rail.

### OUTSIDE

The attractive rear garden has been designed for low maintenance, with a patio area adjoining the property and an artificial lawn beyond. A further raised patio is to the bottom and half height wrought iron fencing to two sides.

### PARKING

To the front of the property there is side-by-side parking for two vehicles and an up and over door leading to the former garage (now storage).

### 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 frame.

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.

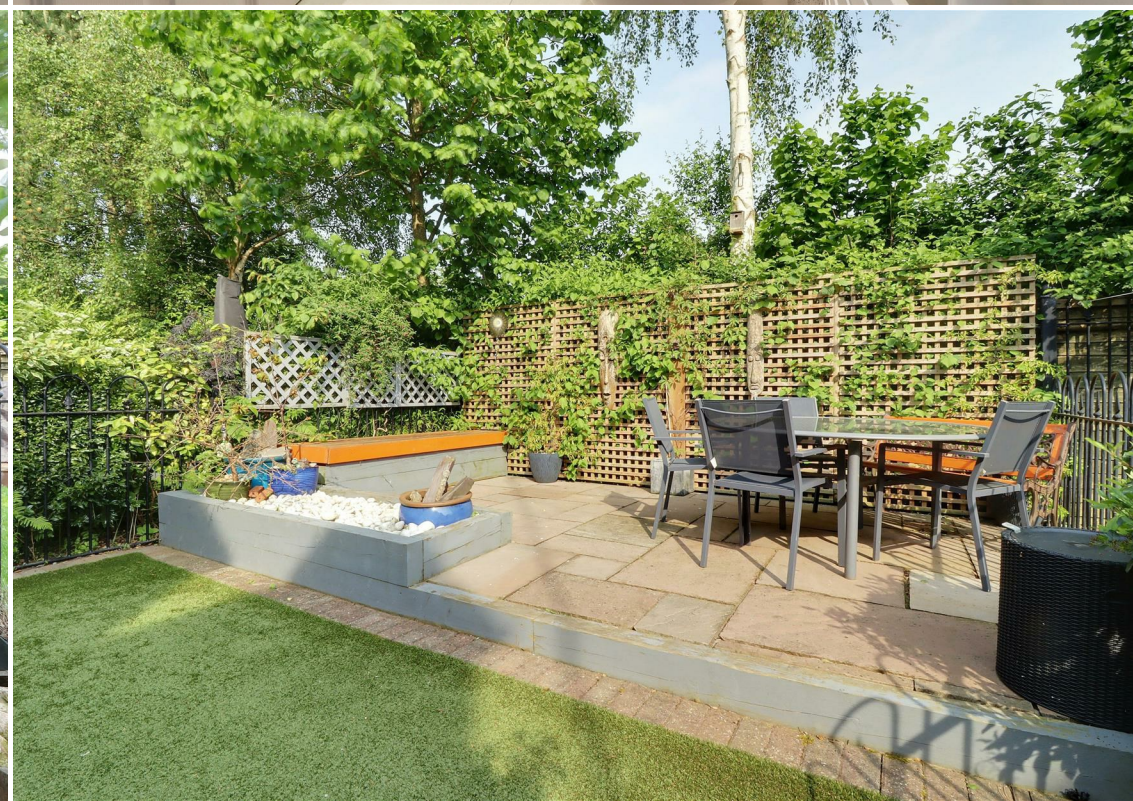
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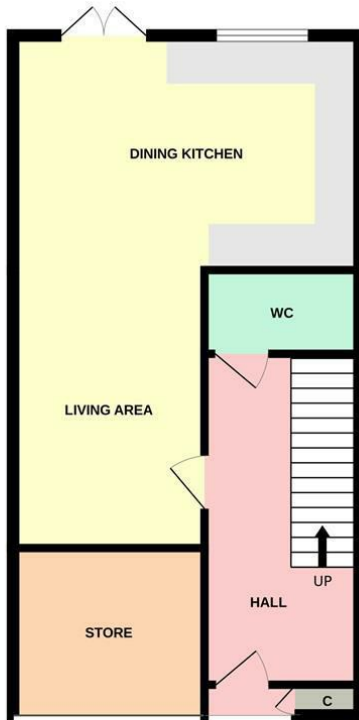
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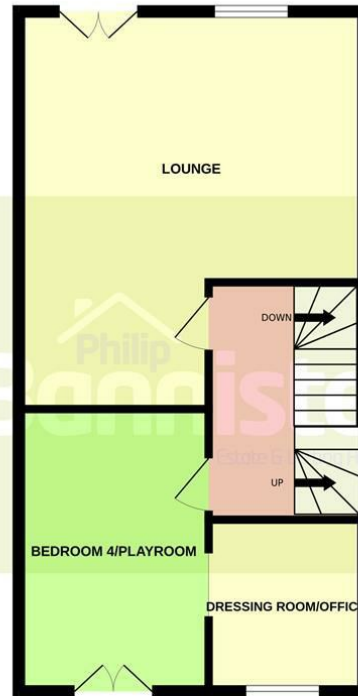




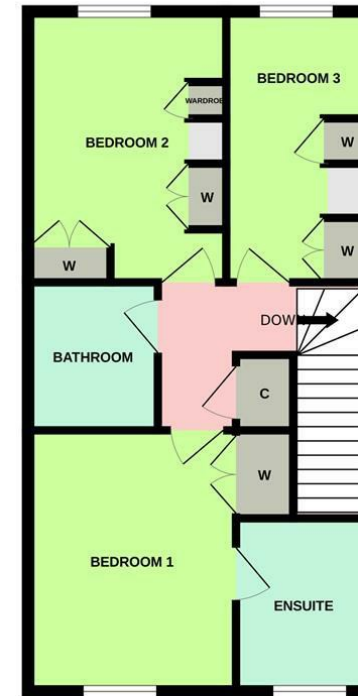
GROUND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



2ND FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1560 sq.ft. (144.9 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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