



Station Road, Brough, HU15 1EA  
£125,000

Philip  
**Bannister**  
Estate & Letting Agents



# Station Road, Brough, HU15 1EA

## Key Features

- Ideal Starter Home!
- Located short walking distance from Brough Train Station
- Mid Terrace House
- 2 Bedrooms
- Living Room
- Fitted Kitchen
- First Floor Shower Room
- Rear Yard
- EPC-D TAX-A

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<b>89</b>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(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	
<b>67</b>	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

This delightful mid-terrace house boasts 1 reception room, 2 bedrooms, and 1 bathroom, making it an ideal starter home for anyone looking to settle in a convenient location.

Situated within walking distance of Brough railway station, this property offers not only a comfortable living space but also easy access to transportation links, perfect for those who commute or enjoy exploring the surrounding areas.

Whether you're a first-time buyer or looking for a cozy place to call home, this property on Station Road is sure to capture your heart. Don't miss the opportunity to make this lovely house your own and enjoy the convenience of its location.









## LOCATION

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including supermarkets, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

## LIVING ROOM

13'8 x 12'5 (4.17m x 3.78m)

Has fire surround with inset and hearth and gas fire, radiator. Stair access to first floor.

## KITCHEN

12'5 x 6'1 (3.78m x 1.85m)

This well fitted kitchen offers a comprehensive range of wood fronted base and wall units, with integrated appliances including electric oven, electric hob unit & extractor hood, freezer & refrigerator; plumbed for washing machine, stainless steel sink unit, radiator.

## BEDROOM 1

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

Double size. Has radiator.

## BEDROOM 2

7'9 max x 6'7 max (2.36m max x 2.01m max)

With radiator.

## SHOWER ROOM

Includes a white suite with plumbed shower enclosure, vanity wash hand basin, low flush WC, extractor fan, radiator.

## OUTSIDE

The front forecourt has low brick walling and gravel. To the rear is an open yard with pedestrian access for bins and Station Road.

## 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 radiators.

DOUBLE GLAZING - The property has the benefit of replacement uPVC double glazed frames.

COUNCIL TAX - From an online check we are led to believe that the Council Tax band for this property is Band A (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

## 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 independent 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.

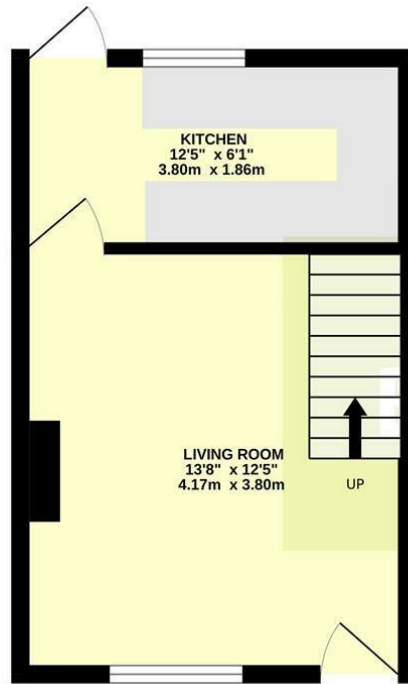
## AGENTS NOTES

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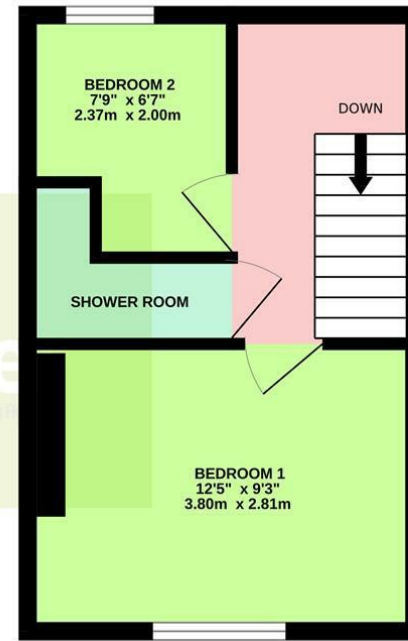
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GROUND FLOOR  
243 sq.ft. (22.6 sq.m.) approx.



1ST FLOOR  
242 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA: 485 sq.ft. (45.0 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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