




Munstead Way, Brough, HU15 1FN
Offers Around £172,000

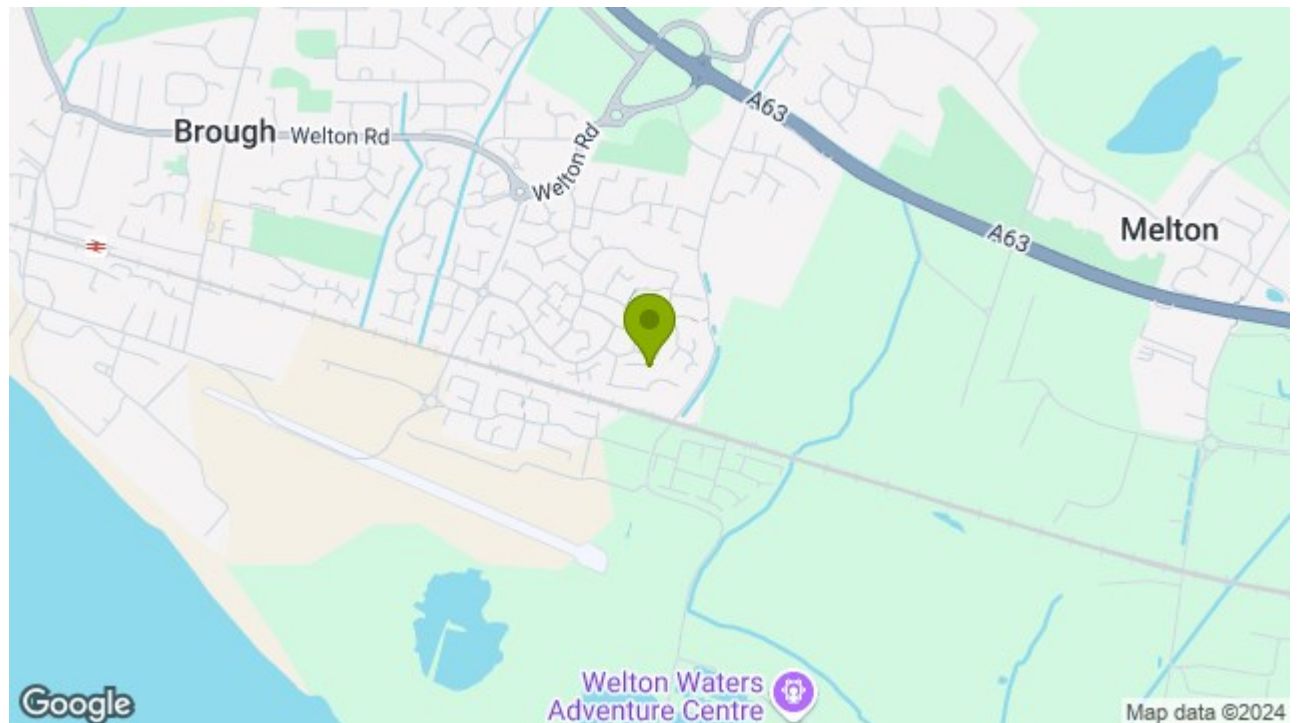
Munstead Way, Brough, HU15 1FN

We are delighted to offer this fabulous 3 bedroom semi-detached home to the market. Immaculately presented throughout this home is ready and waiting for its next owner, with modern touches and an open plan ground floor there is so much to admire. Offered to the market with no onward chain, act fast to avoid disappointment.

Key Features

- Semi-Detached Home
- No Onward Chain
- Sought-After Location
- Superbly Presented
- Fantastic Rear Garden
- Off-Street Parking
- Ideal Starter Home
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	





BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, 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.

GROUND FLOOR;

BREAKFAST KITCHEN

9'4 x 9'3 (2.84m x 2.82m)

A modern breakfast kitchen with a range of white gloss wall and base fitted units, laminated worksurfaces with breakfast bar and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Hood and a Sink Unit. Further benefitting from sliding doors to the living room, storage cupboard off, access to the Utility, a window and door to the front elevation.

UTILITY/WC

With low flush WC and a wash hand basin, laminated work surface, tiled splashback, base unit and plumbing for an Automatic Washing Machine.

LIVING ROOM

14'5 x 13'8 max (4.39m x 4.17m max)

A generous living space with French doors leading to the rear doors, separated from the Kitchen via sliding doors. Staircase off.

FIRST FLOOR;

BEDROOM 1

11'9 + wardrobes x 8'7 (3.58m + wardrobes x 2.62m)

A bedroom of double proportions with fitted wardrobes and a window to the rear elevation.

BEDROOM 2

9 x 6'8 (2.74m x 2.03m)

A generous bedroom with window to the front elevation.

BEDROOM 3

9 x 8'7 (2.74m x 2.62m)

A generous bedroom with window to the front elevation.

BATHROOM

A three piece suite comprising of a panelled bath with overhead shower, a low flush WC and a wash hand basin, further benefitting from an extractor fan and a heated towel rail.

EXTERNAL;

PARKING

With two allocated off-street parking spaces.

REAR

A sizeable rear garden with a shaped lawn, timber fencing and a sandstone patio area.

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 replacement 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 B (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

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, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



GROUND FLOOR

1ST 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.
Made with Metropix v2024.

