



Swale Road, Brough, HU15 1GG
£200,000

Philip
Bannister
Estate & Letting Agents

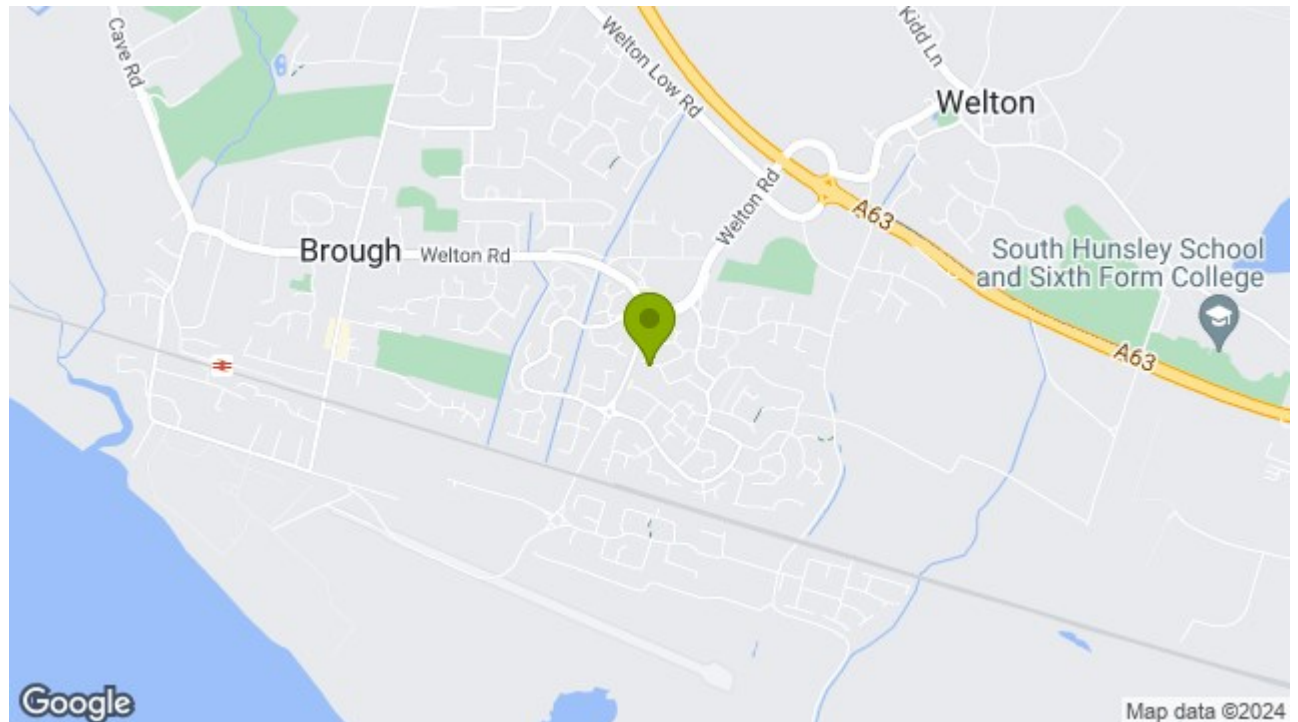
Swale Road, Brough, HU15 1GG

This spacious 3-bedroom townhouse is expertly designed with accommodation spread across three floors, situated in a sought-after modern development. The ground floor features an entrance hall with a cloakroom/wc and a well-appointed dining kitchen with polished tiled flooring. On the first floor, you'll find a spacious lounge and a double bedroom, while the second floor hosts two additional fitted double bedrooms, including an en-suite, and the main house bathroom. Outside, a driveway leads to an integral garage, and a pleasant, garden graces the rear of the property.

Key Features

- Modern Town House
- 3 Double Bedrooms
- Full Width Dining kitchen
- Spacious First Floor Lounge
- 2 Bath/Shower Rooms
- Main Bedroom With Fitted Wardobes
- Ground Floor Cloakroom/WC
- Driveway & Integral Garage
- Attractive Rear Garden
- EPC = C

| Energy Efficiency Rating | | |
|---|----------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 88 |
| (81-91) B | | |
| (69-80) C | 77 | |
| (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 | |





LOCATION

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons 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.

ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the front of the property through a residential entrance door. There is a staircase leading to the first floor and an internal door to the cloakroom/wc.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There are half tiled walls.

DINING KITCHEN

9'7 x 14'11 (2.92m x 4.55m)

The full width dining kitchen is fitted with a range of bespoke white gloss wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit with a swan neck mixer tap sits beneath a window to the rear, the kitchen units include a pull-out larder, corner cupboards, undercabinet lighting along with coloured plinth lighting. There are a host of integral appliances which include an electric oven,

microwave, 5 ring gas hob with a tiled splashback and a stainless steel chimney style extractor hood, fridge freezer. There is space and plumbing for both a washing machine and a dishwasher. A polished tiled floor runs throughout, there are recessed ceiling spotlights and a glazed door to the rear garden.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level. There is a window to the front elevation and a staircase leading to the second floor.

LOUNGE

15'8 max x 15' max (4.78m max x 4.57m max)

A spacious reception room featuring two windows to the rear elevation.

BEDROOM 3

9'11 x 8'10 (3.02m x 2.69m)

A double bedroom with a window to the front elevation.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level.

BATHROOM

The fully tiled bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower attachment.

BEDROOM 2

9'1 x 12'10 (2.77m x 3.91m)

A double bedroom with two windows to the front elevation, built-in cupboard over the stairwell and a fitted wardrobe.

BEDROOM 1

10'10 x 12'11 + wardrobes (3.30m x 3.94m + wardrobes)

The generous double bedroom with two windows to the rear elevation, fitted wardrobes and en-suite facilities off.

EN-SUITE

The shower room is fitted with a three piece suite comprising WC, pedestal wash basin and corner shower enclosure. There are fully tiled walls.

OUTSIDE

FRONT

To the front of the property there is a driveway which leads to an integral garage. A footpath leads to the residential entrance door.

REAR

The rear garden features a patio adjoining the property with a lawn beyond. A further patio area is to one corner positioned at the bottom of the garden. A timber fence runs the perimeter and there is a gate which leads to a passageway.

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.

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.

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.

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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

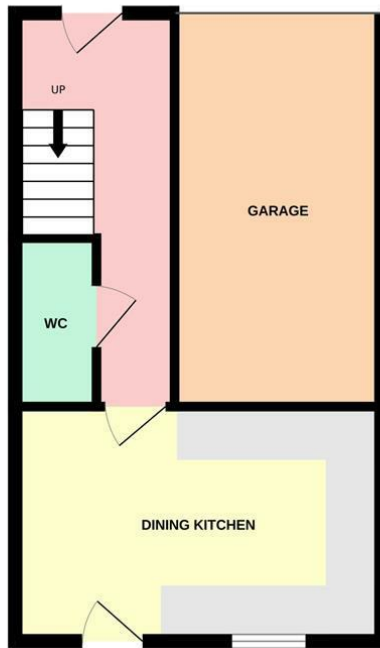
person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



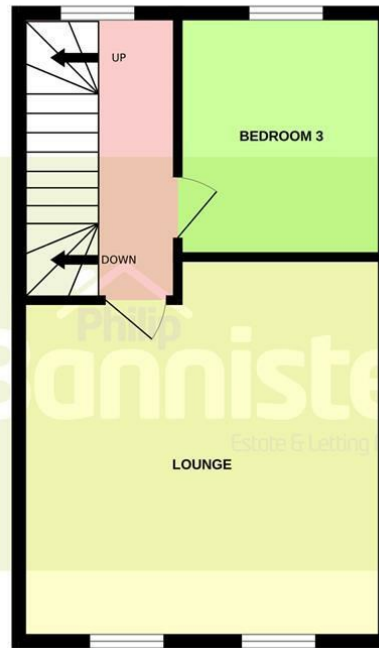




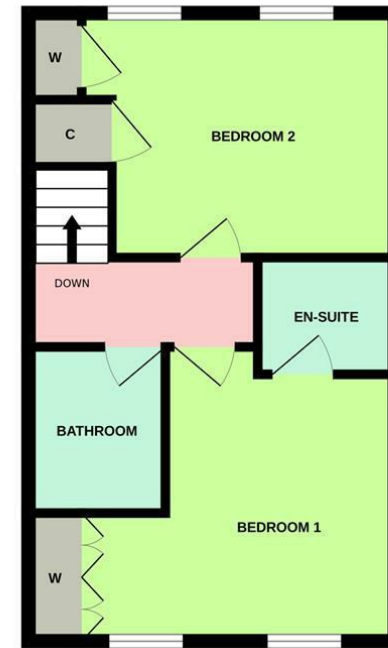
GROUND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



1ST FLOOR
382 sq.ft. (35.4 sq.m.) approx.



2ND FLOOR
382 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA : 1145 sq.ft. (106.3 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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