



Liberty Park, Brough, HU15 1FS
£189,950

Philip
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Estate & Letting Agents

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This fabulous modern 3-bedroom home is presented in "move-in" condition, and early viewing is strongly recommended. Enjoying a southerly aspect to the rear, the property is situated in a cul-de-sac within a modern development. The immaculate accommodation is arranged over the two floors and includes an entrance hall with a cloakroom/WC, a generous front facing lounge it open plan to a recently upgraded breakfast kitchen with French doors leading to a rear patio. The first floor features three bedrooms (one fitted) and a house bathroom. Outside, there is off-street parking at the front and a southerly-facing garden at the rear.

Key Features

- Immaculate Modern Home
- Fabulous Upgraded Kitchen
- 3 Bedrooms (1 Fitted)
- Southerly Facing Rear Garde
- Superb Open Plan Living
- Ground Floor Cloakroom/WC
- Driveway Parking
- Popular Residential Location
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	71	
(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	





ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is laminated flooring, access to the cloakroom/wc and an internal door to the lounge.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin with a tiled splashback. A continuation of the laminated wood floor runs throughout.

LOUNGE

16'8" x 9'8" (5.08m x 2.95m)

This attractive front facing reception room features a window to the front elevation and laminated wood flooring. There is ample space for a living room suite, there is a staircase leading to the first floor and a storage cupboard beneath. Open plan to:

DINING KITCHEN

9'5 x 15'2 (2.87m x 4.62m)

A bespoke fitted kitchen features a range of modern wall and base units mounted with complementary granite effect worksurfaces beneath matching upstands. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an oven, ceramic hob beneath an extractor hood and a dishwasher. There is space for a larder fridge freezer in addition to space and plumbing for an automatic washing machine. To the opposite side of the kitchen is a dining area with French doors opening to the garden. There is a continuation of the laminated wood floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

14'8" x 9'5" (4.49m x 2.88m)

A well proportioned double bedroom with a wall of fitted wardrobes and a window to the rear elevation.

BEDROOM 2

13'1" x 8'5" (4.01m x 2.58m)

A second double bedroom with a window to the front elevation.

BEDROOM 3

9'10" x 7'6" (3.02m x 2.29m)

A third bedroom with a window to the front elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, shower and tiling above.

OUTSIDE

FRONT & PARKING

To the front of the property there is a driveway which provides off street parking. A footpath leads to the property and continues to the side.

REAR

The rear garden enjoys a southerly aspect. A patio adjoins the property with a gravelled area beyond. There is timber fencing to the perimeter and a gated access to the side of the property.

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 C. (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.

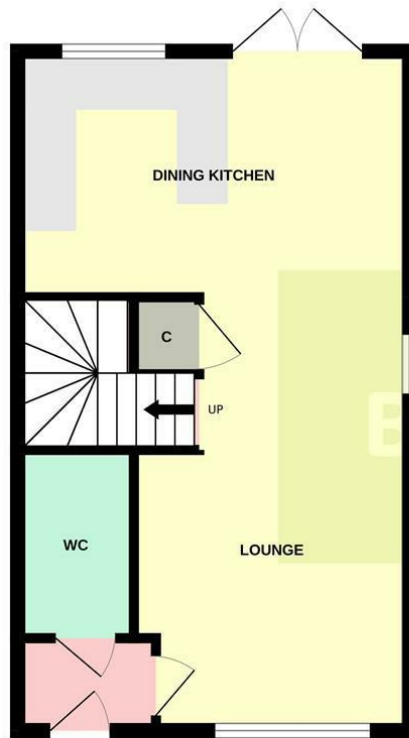
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sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

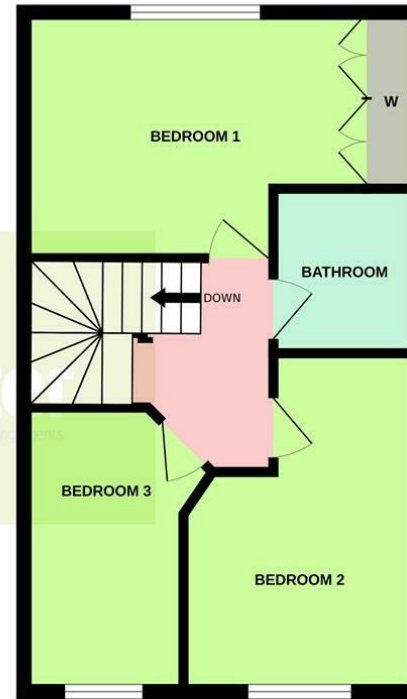
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GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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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