



Jefferson Drive, Brough, HU15 1AQ  
£299,950

Philip  
**Bannister**  
Estate & Letting Agents

# Jefferson Drive, Brough, HU15 1AQ

## Key Features

- Traditional Style Semi-Detached Home
- 3 Bedrooms + Boarded Loft Space
- Open Plan Dining Kitchen
- Fabulous Orangery
- Bathroom & Additional WC
- Private Rear Garden
- Adjoining Brough Golf Course To Rear
- Side Driveway & Garage
- EPC = D

Located on a popular cul-de-sac adjoining Brough Golf Course, this traditional semi-detached home offers well-presented accommodation that has been thoughtfully altered in recent years. The property features a welcoming entrance hall, a bay-fronted lounge, and a full-width dining kitchen equipped with integrated appliances and a log-burning stove, which opens to a stunning orangery. The first floor comprises three bedrooms, a bathroom, and an additional WC, with a fixed staircase leading to a boarded loft space upon the second floor. Outside, the home boasts a gravelled front garden, a good-sized private rear garden bordering the golf course, and a block-paved driveway providing off-street parking, leading to a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>65</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 two 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 a cupboard beneath.

#### LOUNGE

12'11 + bay x 11'4 (3.94m + bay x 3.45m)

An attractive bay fronted reception room with a feature fireplace housing a living flame gas fire.

#### DINING KITCHEN

13'7 x 17'6 (4.14m x 5.33m)

The full width dining kitchen is fitted with a range of shaker style wall and base unit which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear, the integral appliances include an electric oven, 5 ring gas hob beneath an extractor hood, dishwasher, fridge freezer and a washing machine. An exposed brick chimney breast is a real feature and houses a log burning stove. There is further window to the side elevation and there is an opening to:

#### ORANGERY

9'1 x 11'6 (2.77m x 3.51m)

A superb addition to the rear of the property is this orangery. With a glazed roof lantern, a window to the rear and French doors opening to a courtyard area.

### FIRST FLOOR

### LANDING

With access to the first floor accommodation and a door leading to a further staircase.

#### BEDROOM 1

12'11 into recess x 10'11 (3.94m into recess x 3.33m)

A bay fronted double bedroom.

#### BEDROOM 2

11'2 x 10'10 (3.40m x 3.30m)

A second double bedroom with mirror fronted wardrobes and a window to the rear elevation.

#### BEDROOM 3

6'11 x 6'5 (2.11m x 1.96m)

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 shower over. There is wall tiling and a window to the rear.

#### W.C.

A separate WC with a window to the side elevation.

### SECOND FLOOR

#### LOFT SPACE

A fixed staircase leads to a converted loft space with fitted cupboards and a window to the side elevation.

Π.B. The loft space is does not comply with building regulations.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled

garden area with fencing to two boundaries. A block paved driveway provides off street parking to the front and side of the property where it leads to timber gate.

#### REAR

The rear garden is a feature of the property, offering excellent privacy and adjoining Brough Golf Course to its northern boundary. Immediately to the rear there is a paved courtyard with a raised planting bed and steps leading up to a lawn and a further seating area to the bottom.

#### GARAGE

With up and over door.

### 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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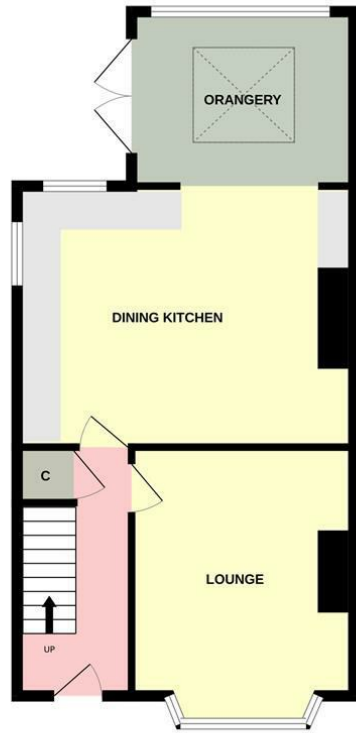
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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





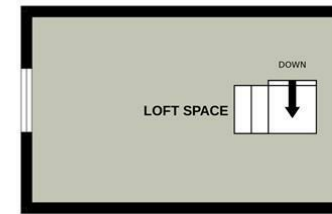
GROUND FLOOR  
562 sq.ft. (52.2 sq.m.) approx.



1ST FLOOR  
472 sq.ft. (43.9 sq.m.) approx.



2ND FLOOR  
169 sq.ft. (15.7 sq.m.) approx.



TOTAL FLOOR AREA : 1203 sq.ft. (111.8 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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