



Liberty Park, Brough, HU15 1FS  
£130,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Liberty Park, Brough, HU15 1FS

Offered to the market with no onward chain, this two double bedroom house is perfect for first-time buyers or as an investment property. The well-designed interior features an entrance hall with a cloakroom/WC, an open-plan living space that seamlessly integrates areas for dining, kitchen, and living. Upstairs, there are two spacious double bedrooms and a modern bathroom. The property also benefits from off-street parking, ensuring convenience and ease.

## Key Features

- NO ONWARD CHAIN
- Ideal First Time Buyer/Investment Property
- 2 Double Bedrooms
- Open Plan Living Dining Kitchen
- Ground Floor WC
- Cul-De-Sac Location
- Allocated Parking Space
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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		
England & Wales		
EU Directive 2002/91/EC		







## ACCOMMODATION

The property is arranged over two floors, comprising:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a window to the front elevation and an internal access to the cloakroom/wc.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a window to the front elevation.

#### OPEN PLAN LIVING DINING KITCHEN

17'7 max x 17'4 max (5.36m max x 5.28m max)  
With dedicated areas for living, dining and kitchen.

#### LIVING SPACE

With ample space for living room suite and a window to the front elevation.

#### DINING AREA

With space for a dining suite.

#### KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a matching upstand. There is a stainless steel sink unit, integrated electric oven, gas hob and concealed extractor. There is space and plumbing for an automatic washing machine and a larder fridge freezer.

### FIRST FLOOR

#### LANDING

With a built-in cupboard and access to the accommodation at first floor level.

#### BEDROOM 1

11'3 x 8'5 (3.43m x 2.57m)  
A double bedroom with a window to the front elevation.

#### BEDROOM 2

11'3" x 8'4" (3.43m x 2.54m)  
A second double bedroom with a window to the front elevation.

#### BATHROOM

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

## OUTSIDE

To the front of the property there is a small gravelled area and a footpath leading to the property.

## PARKING

To the front of the property there is allocated vehicular parking.

## 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 B. (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.

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.

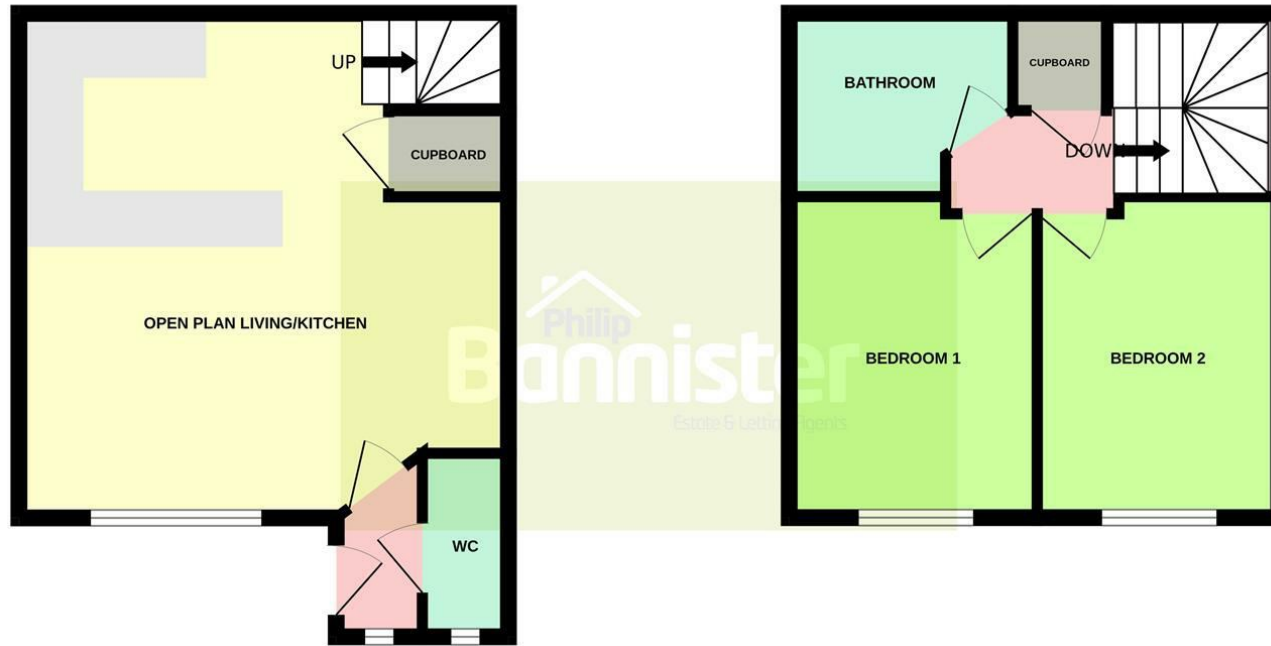
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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 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  
329 sq.ft. (30.5 sq.m.) approx.

1ST FLOOR  
303 sq.ft. (28.2 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 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.  
Made with Metropix ©2024

