



Walmsley Dene, Brough, HU15 1UP
£339,995

Philip
Bannister
Estate & Letting Agents

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Key Features

- BRAND NEW HOME
- Move-In- Ready Filled With Extras
- 4 Bedroom Detached House
- Open Plan Living Dining Kitchen
- Separate Utility Room
- Spacious Lounge
- Ground Floor WC
- En-Suite & Family Bathroom
- Long Driveway & Garage
- EPC = B

A stunning, move-in-ready, double-fronted detached home, boasting modern elegance and spacious living. Upon entering the central hall, you'll find a convenient cloakroom/WC and a spacious dual-aspect lounge perfect for relaxation. The heart of the home is the expansive living dining kitchen, equipped with integral appliances and a walk-in bay featuring French doors that open to the garden. A separate utility room adds functionality.

The first floor offers four bedrooms, including a luxurious en-suite, and a well-appointed family bathroom. Outside the property there are gardens on three sides, with a long driveway at the rear leading to a detached garage, providing ample parking and storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A central hallway is accessed via a residential entrance hall, with a staircase leading to the first floor and a cloakroom/wc.

CLOAKROOM/WC

5'4" x 3'4" (1.650m x 1.017m)

Fitted with a two piece suite comprising WC and wash basin. There is a tiled floor and partially tiled walls.

LOUNGE

21'5" x 11'2" (6.535m x 3.417m)

To one side of the home is the spacious lounge, which enjoys a dual aspect and provides dedicated space for relaxing and entertaining, and for children to play.

LIVING DINING KITCHEN

14'4" (inc. bay) x 11'5" (4.388m (inc. bay) x 3.498m)

The U-shaped kitchen incorporates a breakfast bar, to gather the family around for informal weekend brunches, or for cocktails with friends. The dining area boasts a feature bay window that extends into the rear garden, and provides ample space for a formal dining table; ideal for dinner parties, Sunday roasts and family games nights. French doors from the dining area open to the outside, inviting you into the garden to soak up the summer sunshine.

UTILITY ROOM

6'7" x 6'1" (2.030m x 1.873m)

Adjoining the kitchen is a separate utility room, to

keep laundry and cleaning essentials well-organised and out of sight, and conveniently, there is an understairs storage cupboard and a door to the outside.

FIRST FLOOR

LANDING

With two useful storage cupboards on the landing, handy for keeping the household's towels and bed linens within easy reach.

BEDROOM 1

14'0" (max) x 12'0" (max) (4.285m (max) x 3.662m (max))

Benefitting from en-suite facilities.

EN-SUITE

7'4" x 4'8" (2.254m x 1.441m)

Fitted with a three piece suite comprising WC, wall hung wash basin and a double width shower enclosure with a thermostatic shower and a tiled inset. There is tiling on the floor and partial wall tiling.

BEDROOM 2

11'6" (max) x 10'8" (3.527m (max) x 3.269m)

BEDROOM 3

11'6" (max) x 10'5" (3.527m (max) x 3.178m)

BEDROOM 4

9'7" x 8'5" (2.925m x 2.580m)

BATHROOM

Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with a glazed screen and a thermostatic shower. There is partial tiling to the walls and tiling to the floor.

OUTSIDE

There are gardens to three sides of the property and a long driveway to the rear which leads to a detached garage.

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 understand that the property is yet to be rated. 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. There is however an Estate Management Charge which we understand is 180 p/a. There may also be associated costs which should be clarified by your legal representative.

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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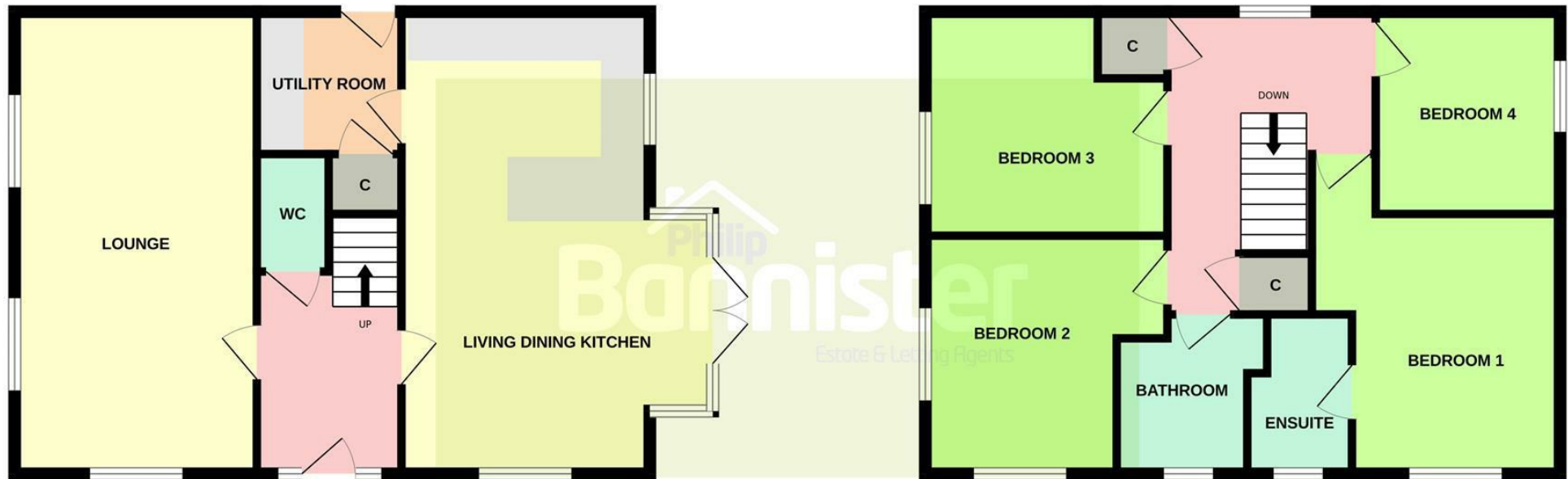
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GROUND FLOOR
655 sq.ft. (60.9 sq.m.) approx.

1ST FLOOR
629 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1284 sq.ft. (119.3 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

