



Munstead Way, Brough, HU15 1FN
£160,000


Philip
Bannister
Estate & Letting Agents

Munstead Way, Brough, HU15 1FN

Key Features

- NO CHAIN
- Ideal For First Time Buyer
- Open Plan Living
- 2 Double Bedrooms
- Fitted Wardrobes To Bedroom 1
- Well Presented Throughout
- South Westerly Rear Garden
- Driveway Parking
- EPC = C

NO CHAIN - This modern two-bedroom semi-detached home boasts a desirable south-westerly rear garden and contemporary open-plan living. The ground floor features a spacious living, dining, and kitchen area, alongside a convenient downstairs WC. Upstairs, there are two double bedrooms, with the primary bedroom offering stylish fitted mirror-fronted wardrobes, and there is a well-appointed house bathroom. The charming rear garden includes an attractive patio, perfect for outdoor relaxation, while a side driveway provides off-street parking. Offered with no onward chain, this property is an ideal purchase for first-time buyers, investors, or downsizers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		89
(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	







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation. A staircase leads to the first floor

OPEN PLAN LIVING DINING KITCHEN

19' max x 17'11 max (5.79m max x 5.46m max)

A spacious and modern arrangement with ample living and dining space. A well equipped kitchen is fitted with a range of wall and base units mounted with complementary work surfaces and matching upstands beneath a tiled splashback. Integrated appliances include an electric oven, gas hob, extractor hood and a washing machine. A stainless steel sink unit sits beneath a window to the rear and a door leads to the garden. An internal door leads to a useful storage cupboard and there is access to a WC.

WC

Fitted with a two piece suite comprising WC and counter-top wash basin upon a freestanding unit.

FIRST FLOOR ACCOMMODATION;

LANDING

BEDROOM 1

19'0 x 8'6 (5.79m x 2.59m)

A bedroom of double proportions with fitted mirror fronted wardrobes and decorative wall panelling. There are two windows to the front elevation and access to a storage cupboard

BEDROOM 2

11'2 x 9 (3.40m x 2.74m)

A further bedroom of double proportions with a window to the rear.

BATHROOM

A modern three piece bathroom suite comprising of a panelled bath with shower over, low flush WC and a pedestal wash basin. Further benefitting from a window to the rear elevation and wall tiling over the bath.

OUTSIDE

FRONT

A gravelled garden is to the front of the property with steps leading to the entrance door.

REAR

The rear garden enjoys a south westerly aspect and features an attractive patio adjoining the property. An area of lawn is beyond with timber fencing to the perimeter.

DRIVEWAY

A private driveway is to the side of the property with a gate leading to the rear.

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.

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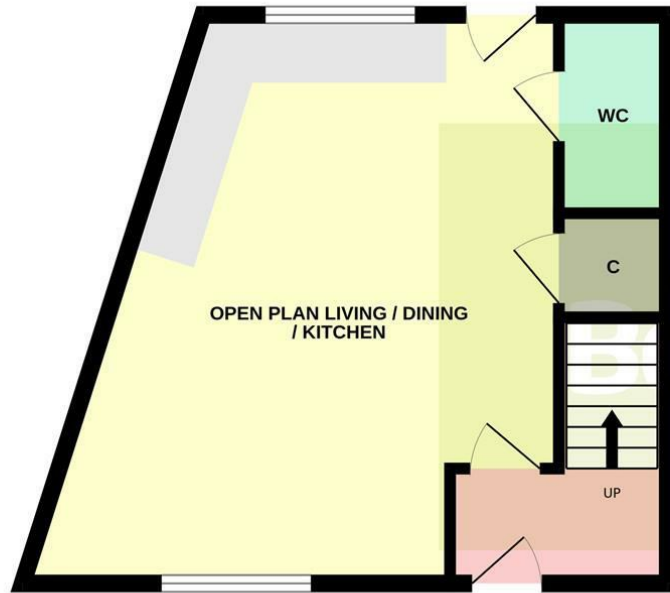
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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
353 sq.ft. (32.8 sq.m.) approx.



1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 705 sq.ft. (65.5 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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