



Kingscroft Drive, Brough, HU15 1FL
£230,000

Philip
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Estate & Letting Agents

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This modern three-storey townhouse offers spacious and versatile living, featuring a double-length driveway leading to an integral garage and an attractive rear garden with a delightful seating area. The internal accommodation includes an entrance hall with a cloakroom/WC, a full-width dining kitchen with French doors opening to the garden, a first-floor lounge, a modern bathroom, and a versatile fourth bedroom. The second floor boasts three additional bedrooms, with fitted wardrobes and an en-suite to the primary bedroom. Viewing is advisable to truly appreciate the ample space and functionality this property provides.

Key Features

- Versatile Town House
- Spacious Accommodation
- 4 Bedrooms
- Full Width Dining Kitchen
- En-Suite To Bedroom 1
- Landscaped Rear Garden
- Ground Floor Cloaks/WC
- Driveway & Integral Garage
- EPC = TBC
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	83
(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 accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase to the first floor with a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

DINING KITCHEN

12'5 x 14'11 (3.78m x 4.55m)
A full width dining kitchen which is fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit with mixer tap beneath a window to the rear. Integrated appliances include an electric oven, gas hob and concealed extractor hood. There is space and plumbing for an automatic washing machine and space for a fridge freezer. A pair of French doors open to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A further staircase leads to the second floor and there is a built-in airing cupboard.

LOUNGE

13'4 x 14'11 (4.06m x 4.55m)
A spacious reception room with a feature fireplace housing an electric fire. To the rear elevation there are double doors opening to a Juliet balcony.

BEDROOM 4

10'2 x 8'2 (3.10m x 2.49m)
A versatile bedroom/study, with a window to the front elevation.

BATHROOM

5'2 x 8'2 (1.57m x 2.49m)
A modern bathroom fitted with a three piece suite comprising WC, wash basin and a panelled bath with a glazed screen and an electric shower over. There are partially tiled walls.

SECOND FLOOR

LANDING

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

BEDROOM 3

10' x 6'3 (3.05m x 1.91m)
With a window to the rear elevation.

BEDROOM 2

13'3 x 8'3 (4.04m x 2.51m)
With a window to the rear elevation.

BEDROOM 1

15'4 x 11'4 (4.67m x 3.45m)
An excellent sized primary bedroom with fitted wardrobes, a window to the front and access to a en-suite.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure with tiled inset. There is a window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is an area of lawn adjacent to a double length driveway allowing off street parking and leading to the garage.

REAR

The attractive rear garden is laid to lawn with fencing to the perimeter. To the bottom of the garden is a fabulous seating area with large patio tiles and a raised seating area beneath a wooden pergola.

INTEGRAL GARAGE

With an up and over door, light and power supply.

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 D. (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.

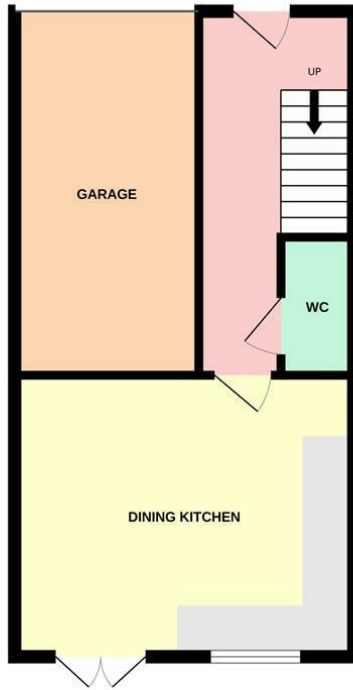
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GROUND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



1ST FLOOR
427 sq.ft. (39.7 sq.m.) approx.



2ND FLOOR
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 1282 sq.ft. (119.1 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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