



Blackburn Avenue, Brough, HU15 1BD
£169,950

Philip
Bannister
Estate & Letting Agents

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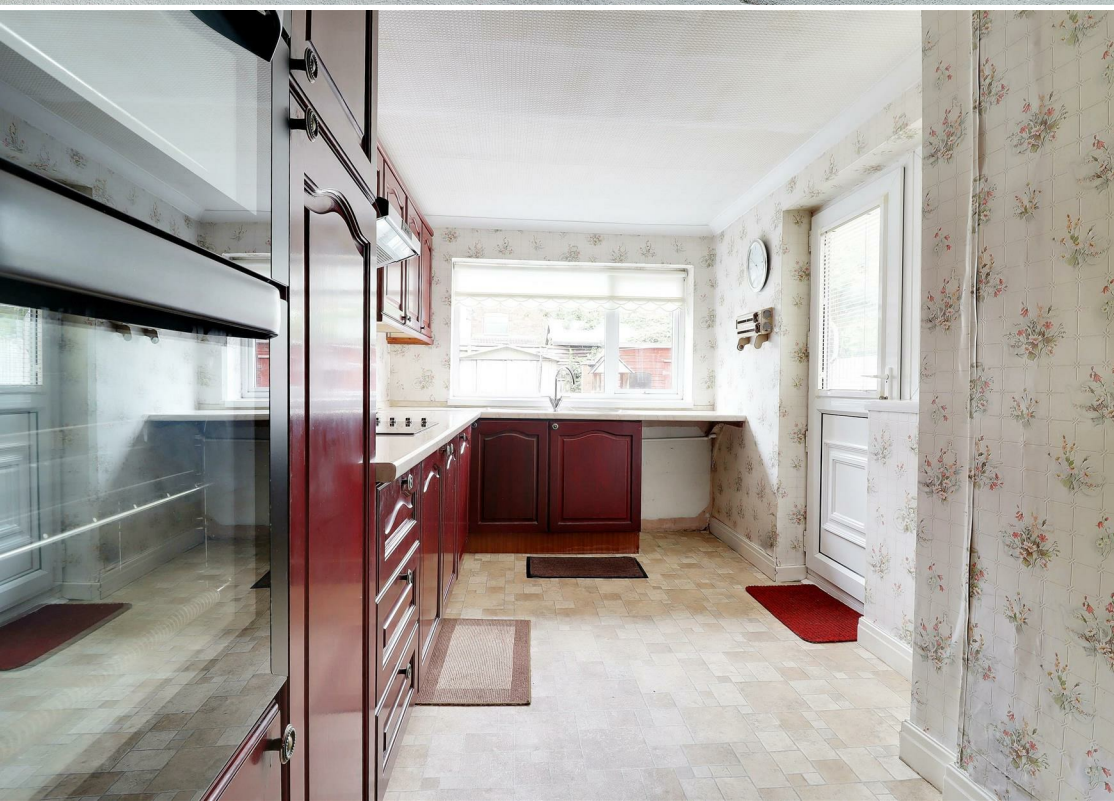
NO CHAIN - This traditional terrace home, brimming with potential for a buyer to make it their own, is offered with no onward chain. The spacious accommodation includes an entrance hall, a bay-fronted lounge, a second rear reception room, and an extended breakfast kitchen on the ground floor. Upstairs, there are three generously sized bedrooms, two of which are fitted, and a shower room. Outside, the property benefits from excellent driveway parking and a rear garden. Situated in a convenient cul-de-sac close to local amenities and rail links, this home offers both opportunity and convenience.

Key Features

- NO CHAIN
- Traditional Terrace Home
- Offering Huge Potential To A Buyer
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Extended Breakfast Kitchen
- Driveway Parking
- Rear Garden
- Convenient Location
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	70	
(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

Allowing access to the property through a residential entrance door. The hallway features a staircase to the first floor with a storage cupboard beneath.

LOUNGE

11'4 + bay x 11'10 (3.45m + bay x 3.61m)

A bay fronted reception room with a feature fireplace.

DINING ROOM

11'8 x 11' (3.56m x 3.35m)

A second reception room with a window to the rear elevation. An alcove cupboard housing a modern boiler.

BREAKFAST KITCHEN

18'3 x 7'11 max (5.56m x 2.41m max)

Extending to the rear of the property, the breakfast kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces. There is a sink unit beneath a window to the rear elevation and integral appliances include a double oven, hob and extractor hood. There is space and plumbing for an automatic washing machine and further space for a breakfast table. A door leads to a rear patio area.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'9 x 8'8 + wardrobes (3.58m x 2.64m + wardrobes)

A double bedroom with a range of fitted wardrobes and a window to the front elevation.

BEDROOM 2

11'5 x 8'7 + wardrobes (3.48m x 2.62m + wardrobes)

With fitted wardrobes and a window to the rear elevation.

BEDROOM 3

6'10 x 7' (2.08m x 2.13m)

A good sized bedroom with a window to the front elevation.

SHOWER ROOM

7'8 x 7' (2.34m x 2.13m)

Fitted with a three piece suite comprising WC, wash basin and a shower cubicle. There is a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a gated access which leads to a block paved driveway.

REAR

To the rear of the property there is a patio area with a lawned garden beyond. There are two sheds and a gated access to a footpath at 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.

UNREGISTERED TITLE

Please note we understand that this property holds an unregistered title and as such there may be additional costs to the purchasing process. We recommend a buyer should discuss this matter with their legal representative.

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.

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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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





GROUND FLOOR
479 sq.ft. (44.5 sq.m.) approx.

1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 880 sq.ft. (81.7 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.
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