



Centurion Way, Brough, HU15 1DF  
£250,000


Philip  
**Bannister**  
Estate & Letting Agents

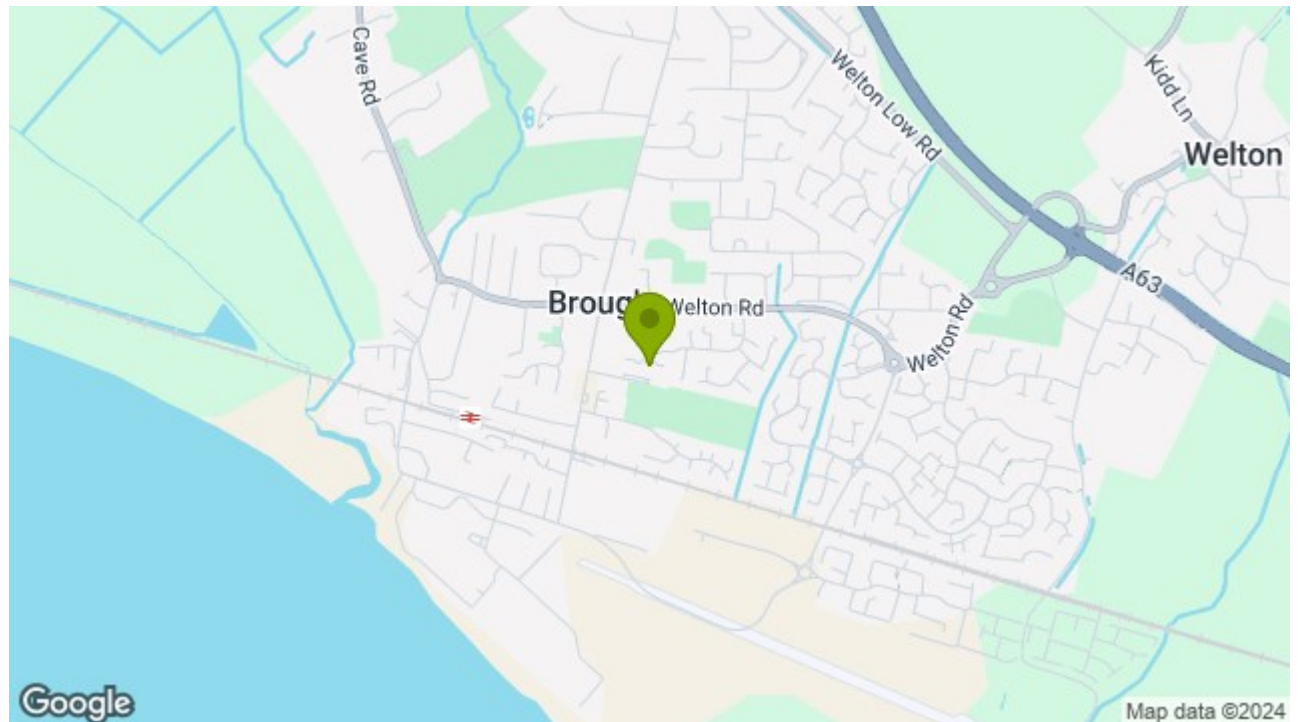
# Centurion Way, Brough, HU15 1DF

## Key Features

- Detached Family Home
- Private Southerly Rear Garden
- 3 Bedrooms
- En-Suite + Family Bathroom
- 2 Reception Rooms + Sun Room
- Driveway & Detached Garage
- Cul-De-Sac Position
- Convenient For Amenities
- EPC = C

This three-bedroom detached family home is situated within a desirable cul-de-sac, offering convenient access to local amenities. The property boasts a private southerly rear aspect, enhancing its appeal. Inside, the accommodation features an entrance hall, a bay-fronted lounge that seamlessly flows into the dining room, and a sunroom at the rear. The well-equipped kitchen is complemented by a lobby and cloakroom/WC. Upstairs, the first floor offers three bedrooms, two of which include fitted wardrobes, with the primary bedroom benefiting from an en-suite. A family bathroom serves the remaining bedrooms. Outside, the home offers excellent parking with a driveway extending to the side and leading to a detached garage. The rear garden is designed for low maintenance, featuring an artificial lawn and a decked terrace beneath a pergola, perfect for outdoor relaxation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	85
(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 and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door. There is a staircase to the first floor.

#### LOUNGE

15'2 + bay x 10'11 (4.62m + bay x 3.33m)

A front facing reception room with a bay window and an archway to:

#### DINING ROOM

9'8 x 7'3 (2.95m x 2.21m)

With room for a dining suite, sliding doors lead to:

#### SUN ROOM

10'2 x 9'1 (3.10m x 2.77m)

A brick and uPVC sun room with a plastered ceiling and French doors opening to the rear garden.

#### KITCHEN

14'10 x 7'10 (4.52m x 2.39m)

Fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear, integral appliances include an oven, hob and extractor hood. There is space and plumbing for a dishwasher and washing machine.

#### LOBBY

With access from the driveway through a composite door.

#### CLOAKROOM/WC

Fitted with a WC and wash basin. A window to the side elevation.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. There is a cupboard above the stairwell and a window to the side elevation.

### BEDROOM 1

11'1 x 7'7 + wardrobes (3.38m x 2.31m + wardrobes)

A double bedroom with a wall of mirror fronted wardrobes and a window to the front elevation.

### EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin and a shower enclosure. There is tiling to the walls and a window to the side.

### BEDROOM 2

10'11 x 8'11 (3.33m x 2.72m)

A further double bedroom with a mirror fronted fitted wardrobe and a window to the rear.

### BEDROOM 3

8'3 x 6'7 (2.51m x 2.01m)

With a window to the rear.

### BATHROOM

7'7 x 5'10 (2.31m x 1.78m)

With a three piece suite comprising panelled bath, WC and wash basin within a fitted unit. There is tiling to the walls and floor, heated towel rail and a window to the front.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled forecourt.

## REAR

The rear garden enjoys a southerly aspect and benefits from being particularly private. There is an artificial lawn, an area of raised decking is to one corner which sits beneath a timber pergola. A further area of decking which adjoins the property makes an ideal space for a hot tub.

### DRIVEWAY & GARAGE

A block paved driveway provides off street parking to the front. To the side of the property is a further gated driveway which leads to a brick built 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 are led to believe that the Council Tax band for this property is Band C. (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.

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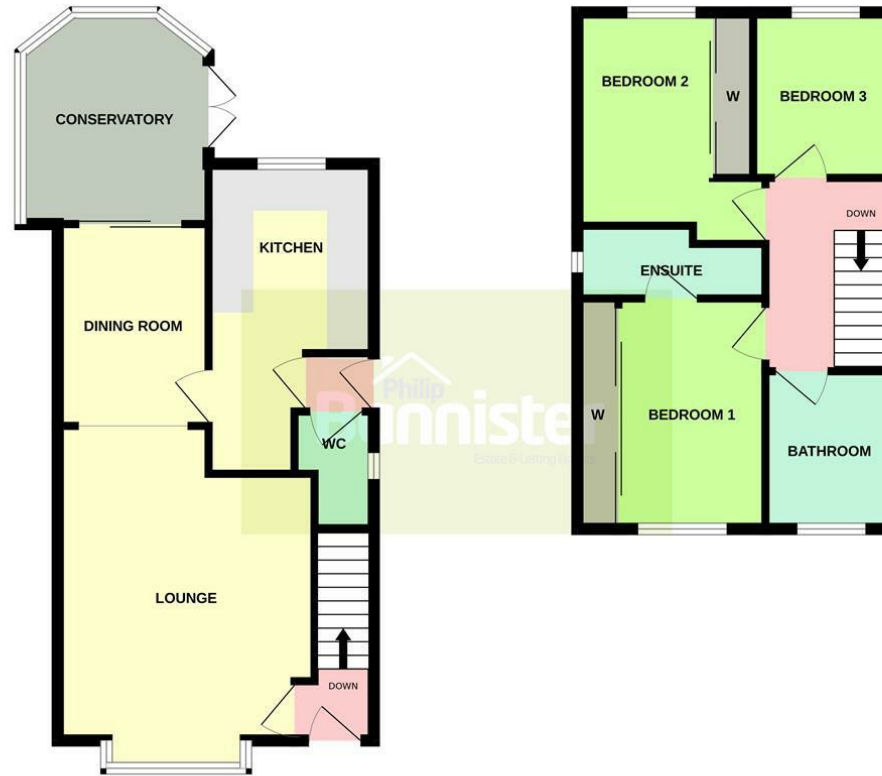






GROUND FLOOR  
500 sq.ft. (46.5 sq.m.) approx.

1ST FLOOR  
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 881 sq.ft. (81.8 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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