



Rye Crescent, Brough, HU15 1GA
£355,000


**Philip
Bannister**
Estate & Letting Agents

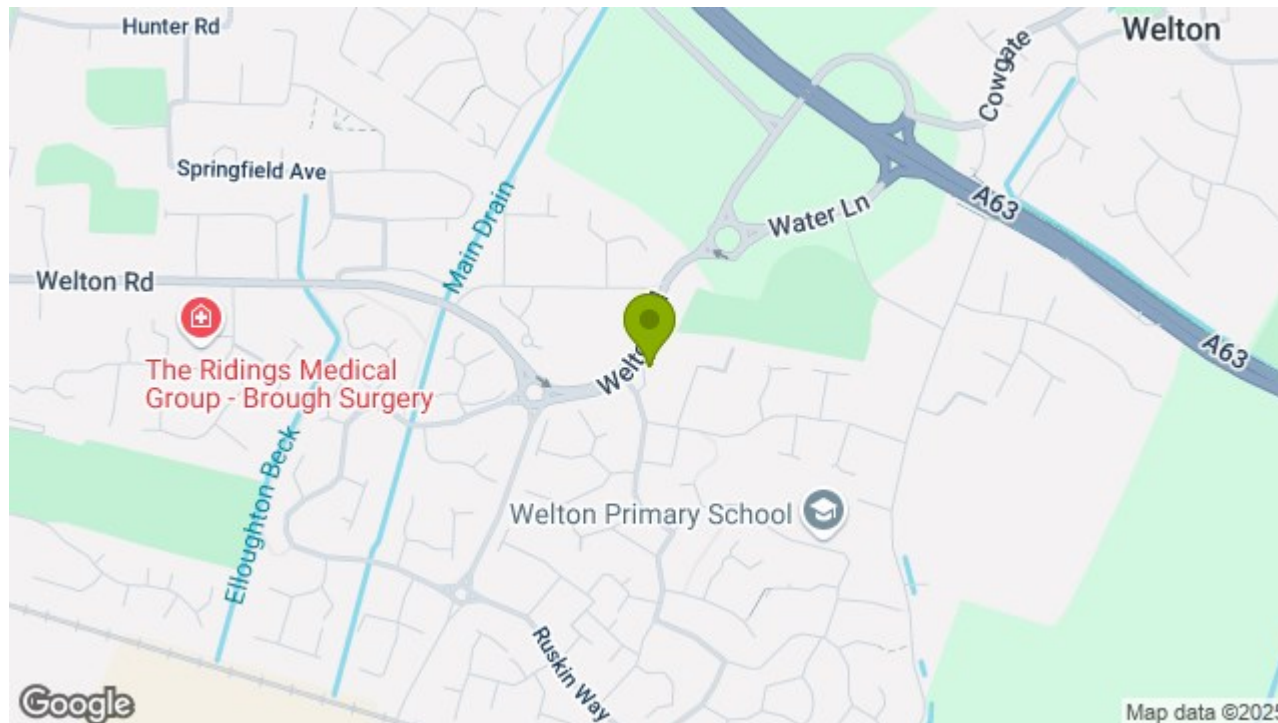
Rye Crescent, Brough, HU15 1GA

Key Features

- Spacious Detached Home
- 5 Double Bedrooms
- 2 Formal Reception Rooms
- Modern Fitted Kitchen
- Conservatory Overlooking Rear Garden
- 3 En-Suites + Family Bathroom
- Good Sized & Private Rear Garden
- Driveway & Double Garage
- EPC = C
- Council Tax = F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	82
(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		

This spacious detached family home, set in an enviable position on the edge of the development, spans three floors and offers generous living space with five double bedrooms, three of which benefit from en-suite bathrooms in addition to a family bathroom. The ground floor features an inviting entrance hall, a large lounge that opens into a delightful conservatory, a second reception room, a modern kitchen, and a convenient WC. On the first floor, there are three bedrooms, two with en-suites, along with the family bathroom, while the second floor houses two additional bedrooms, one of which also has an en-suite. Outside, the property boasts gardens to the front and rear, with the rear garden being particularly spacious and private. A shared side driveway leads to a double garage.





ACCOMODATION

This property is arranged over three floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY

This welcoming entrance hall provides access to all rooms at ground floor level, under stair cupboard and staircase which leads to the first floor.

CLOAKROOM/W.C.

Fitted with a two piece suite comprising pedestal wash basin, W.C. There is tiling and a window to the rear elevation.

LOUNGE

19'7 x 11'5 (5.97m x 3.48m)

This spacious reception room has a feature fire surround housing a living flame gas fire and boasts a dual aspect with window to the front elevation and double doors leading to:

CONSERVATORY

A superb addition to the rear of the property is this brick and uPVC conservatory. With panoramic views of the garden, a glazed roof and French doors opening outside.

DINING ROOM

12'6 x 9'6 (3.81m x 2.90m)

A versatile reception room with a window to the front elevation.

KITCHEN

13'5 x 12'11 (4.09m x 3.94m)

This spacious kitchen benefits from a range of shaker style wall and base units with complementary worksurfaces and a tiled splashback. A one and a half bowl stainless steel sink unit sits

beneath a window to the rear, integral appliances include a double oven, gas hob beneath an extractor hood, fridge freezer and a dishwasher. There is also space for an automatic washing machine. A door leads to the rear of the property.

FIRST FLOOR

LANDING

Providing access to all rooms at first floor level and a staircase leading to the second floor.

BEDROOM 1

12'10 x 11'3 (3.91m x 3.43m)

This spacious bedroom benefits from built in wardrobes, a window to the front elevation and access to:

EN-SUITE

This three piece suite comprises of pedestal wash basin, W.C. and a panelled bath. There are fully tiled walls and floor, window to the rear elevation.

BEDROOM 2

12'11 x 10'7 (3.94m x 3.23m)

This good size double bedroom benefits from built in wardrobes, a window to the rear and access to:

EN-SUITE

This three piece suite comprises a W.C, pedestal wash basin and shower enclosure. There are tiled walls and window to the side elevation.

BEDROOM 3

12'10 x 9'8 (3.91m x 2.95m)

This third double bedroom boasts built in wardrobes and a window to the front elevation.

BATHROOM

The family bathroom is fitted with a three piece

suite comprising WC, pedestal wash basin and a panelled bath. There are tiled walls and a window to the rear.

SECOND FLOOR

LANDING

Boasts a Velux window to the rear elevation and provides access to both bedrooms and useful storage cupboard.

BEDROOM 4

15'9 x 10'5 (4.80m x 3.18m)

This good sized fourth bedroom has built in wardrobes, window to the front elevation and access to:

EN-SUITE

Fitted with a three piece suite comprising pedestal wash basin, shower enclosure and W.C. There is tiling to the walls.

BEDROOM 5/OFFICE

15'9 x 9'9 (4.80m x 2.97m)

This good sized bedroom is currently utilised as an office/workspace and includes a number of fitted cupboards.

OUTSIDE

To the front of the property there is a lawn area which continues to the side. A footpath leads to the entrance door. The rear garden is an excellent size and offers a good level of privacy. It is mainly laid to lawn with established planting beds. There is a greenhouse to one corner and a second one positioned behind the garage.

GARAGE & DRIVEWAY

A shared driveway to the side of the property provides off street parking and leads to a double





garage. The garage includes a single up and over door, light and power. There is a personnel door from the garden.

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 F. (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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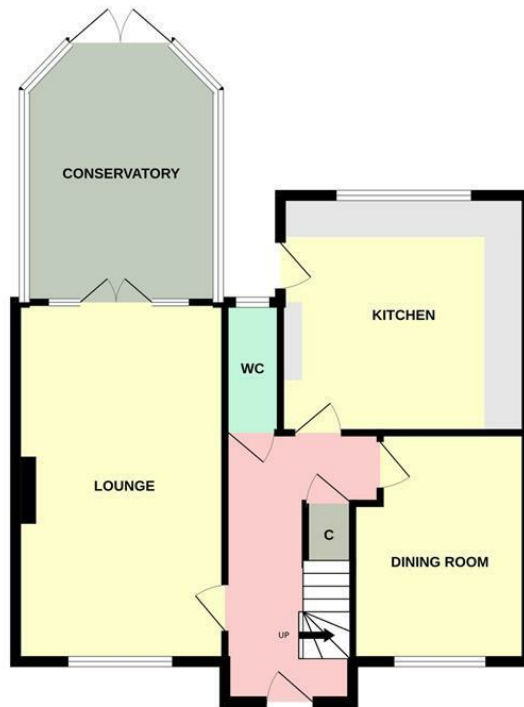
that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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GROUND FLOOR
779 sq.ft. (72.4 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 1930sq.ft. (179.3 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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