



Warwick Crescent, Brough, HU15 1ZZ
£308,000

Philip
Bannister
Estate & Letting Agents

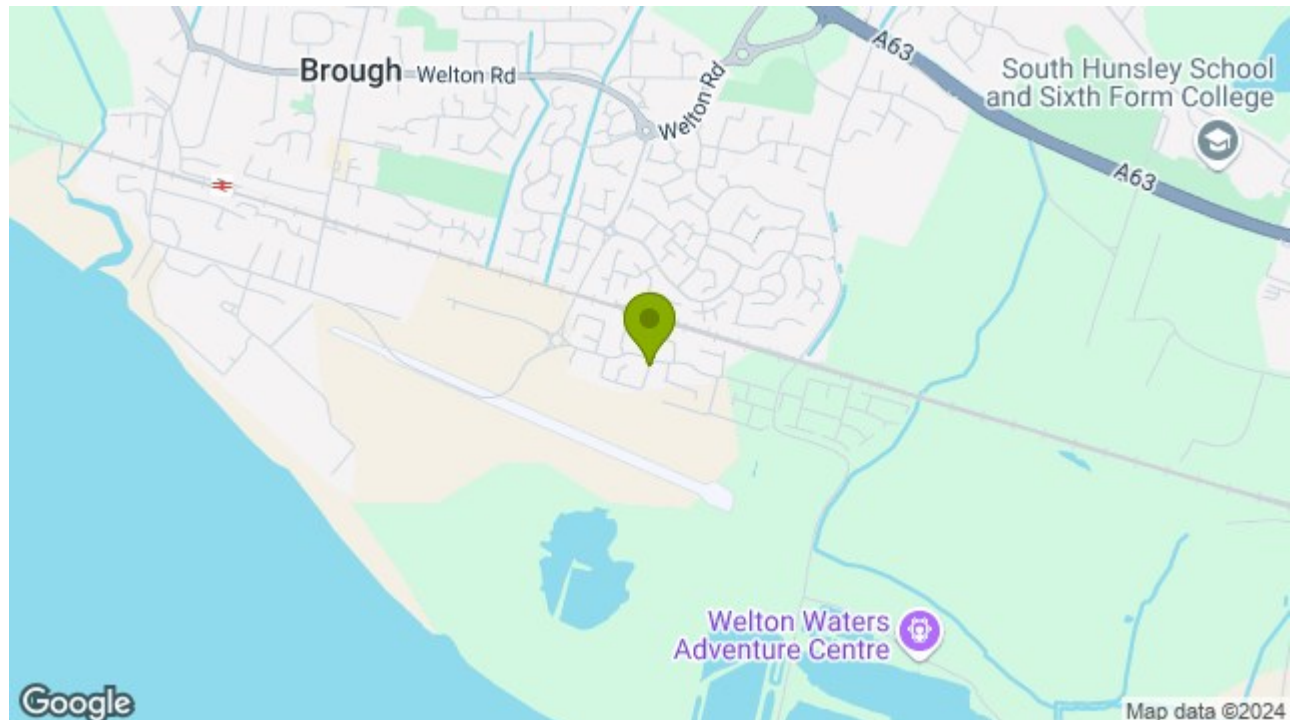
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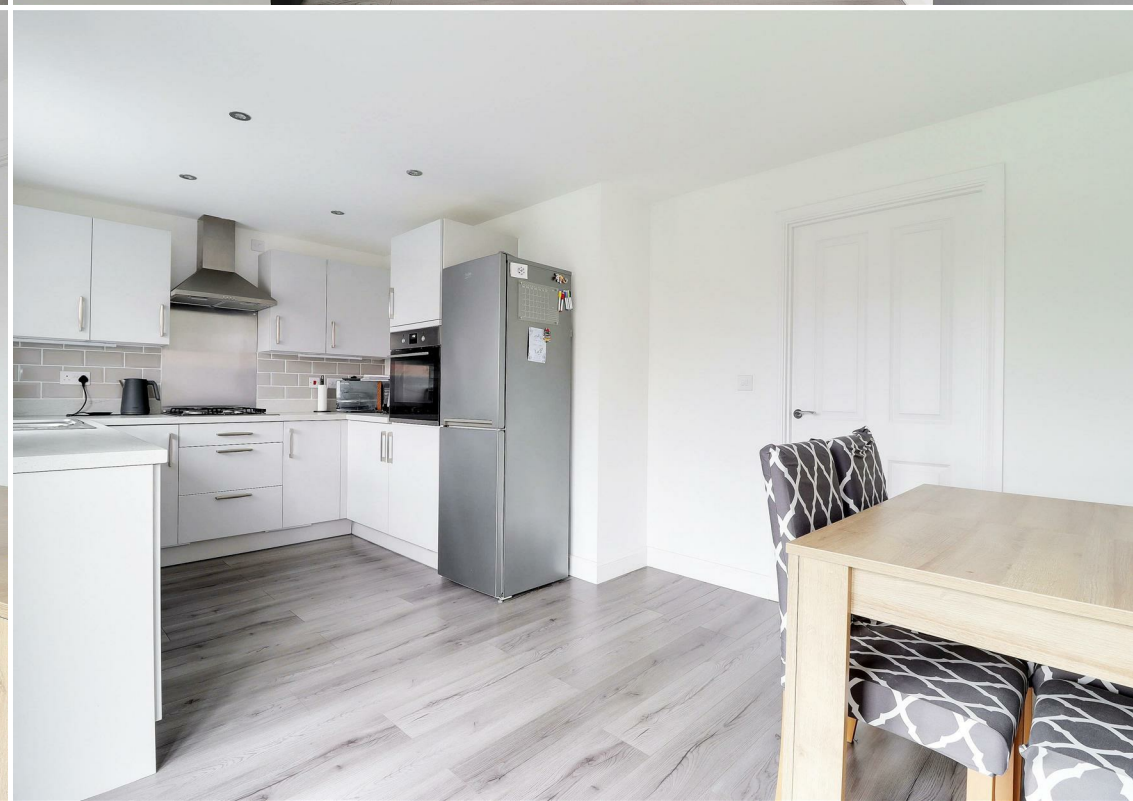
Key Features

- Detached Family Home
- 4 Double Bedrooms
- Small Cul-De-Sac Position
- Overlooking A Green Space
- Spacious Dining Kitchen
- Separate Utility Room & WC
- En-Suite + Family Bathroom
- Double Width Driveway
- Garage & Gardens
- EPC = B / Council Tax = D

This modern, four-bedroom detached home, built in 2023 and situated in a small cul-de-sac overlooking green space, offers a perfect blend of contemporary design and practicality. Retaining its NHBC Warranty, the property boasts a neutral interior, providing a blank canvas for new owners to personalise. The ground floor features an inviting entrance hall leading to a front-facing lounge, a spacious dining kitchen with French doors to the rear garden, a utility room, and a convenient WC. Upstairs, four generously sized double bedrooms await, with the main bedroom benefiting from an en-suite, alongside a family bathroom. Outside, the home enjoys gardens to both the front and rear, a double-width driveway, and an integral garage for additional convenience.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(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	





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 cupboard beneath.

LOUNGE

16'0" x 10'9" (4.89m x 3.28m)

A spacious front facing reception room overlooking a green area.

DINING KITCHEN

17'3 x 10'4 (5.26m x 3.15m)

A fabulous dining kitchen with gloss wall and base units mounted with complementary worksurfaces beneath matching upstands and a partially tiled splashback. A stainless steel sink unit overlooks a window to the rear and there is an integrated oven, hob and extractor hood. There is space for a dining table and French doors opening to the garden.

UTILITY ROOM

5'6 x 5'3 (1.68m x 1.60m)

With matching units and worksurfaces. There is space and plumbing for an automatic washing machine and space for a second appliance.

CLOAKROOM/WC

5'3 x 3'2 (1.60m x 0.97m)

With low flush WC, wash hand basin and a window to the side elevation.

FIRST FLOOR

LANDING

With access to the first floor accommodation. There is a built-in storage cupboard.

BEDROOM 1

13'9 x 13'4 (4.19m x 4.06m)

A spacious double bedroom with a window to the front and access to en-suite facilities.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a double width shower cubicle with tiled inset and a thermostatic shower. There is a window to the front elevation.

BEDROOM 2

10'4 x 11'5 (3.15m x 3.48m)

A second double bedroom with a window to the rear.

BEDROOM 3

9'0 x 12'4 (2.74m x 3.76m)

A further double bedroom bedroom with a window to the front elevation.

BEDROOM 4

9'5 x 10'2 (2.87m x 3.10m)

A fourth double bedroom with window to the rear elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There is partial tiling and a window to the rear elevation.

FRONT

With shaped lawn and a driveway providing off-street parking for 2 vehicles.

REAR

A lawned rear garden with with a patio area to one corner and timber fencing to the perimeter.

GARAGE

An integral garage with 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, however it may be subject to a future Estate Charge. This should be verified by your legal representatives.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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.

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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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.

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
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 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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