



Barberry Court, Brough, HU15 1SW  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents

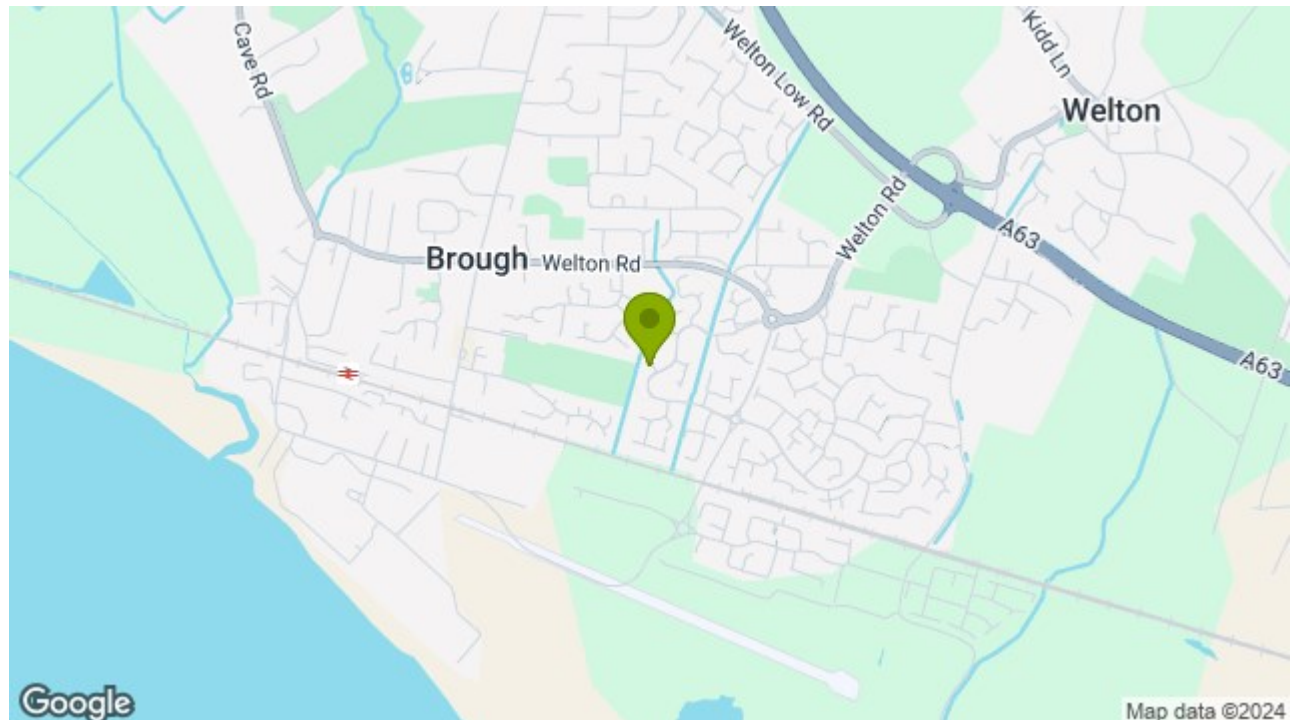
# Barberry Court, Brough, HU15 1SW

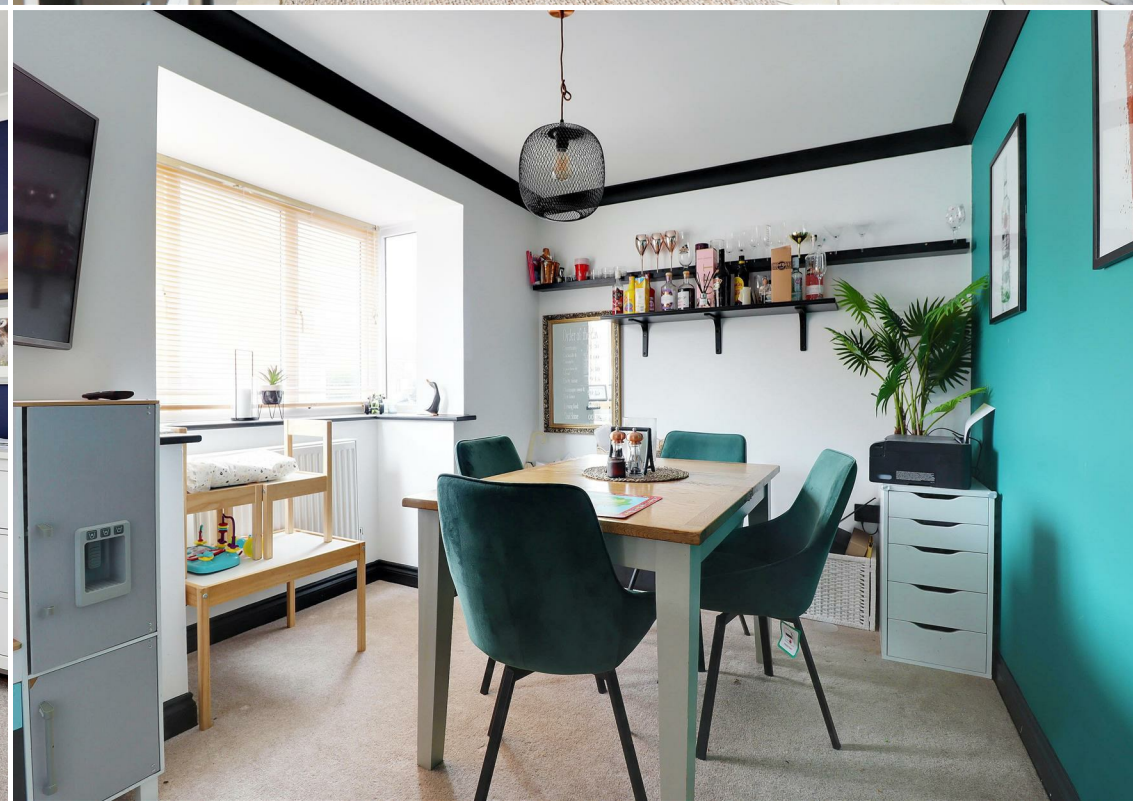
This beautifully presented three-bedroom family home boasts a private, southerly-facing rear garden, perfect for outdoor relaxation. The ground floor features a welcoming entrance hall with a cloakroom/WC, a spacious dual-aspect lounge with a bay window to the front and French doors leading to the garden, and a versatile second reception room with a bay window. The fitted kitchen completes the ground floor. Upstairs, there are three generously sized bedrooms, including an en-suite to bedroom 1, and a family bathroom. Outside, the property offers a front garden, a private rear garden extending behind the garage, and a driveway to the side.

## Key Features

- Well Presented Family Home
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- En-Suite + Family Bathroom
- Private Southerly Rear Garden
- Ground Floor Cloakroom/WC
- Side Driveway & Garage
- EPC = C
- Council Tax = D

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>	76	86
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A residential entrance door leads to a welcoming hallway. There is a staircase leading to the first floor and a tiled floor runs throughout.

#### CLOAKROOM/WC

#### LOUNGE

10'10 x 17'10 (3.30m x 5.44m)

A spacious dual aspect reception room with a bay window and French door leading to the garden.

#### DINING ROOM

12'7 x 7'10 (3.84m x 2.39m)

A second reception offering excellent versatility and having a bay window to the front elevation.

#### KITCHEN

11'6 x 9'5 (3.51m x 2.87m)

Fitted with a range of wall and base units mounted with complementary worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a window to the rear elevation, integral appliances include an electric oven, gas hob and extractor. There are spaces for an under counter fridge, freezer and plumbing for automatic washing machine. A tiled floor runs throughout, there is an understair cupboard and a door leading to the garden.

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation.

### BEDROOM 1

15'5 x 10'11 (4.70m x 3.33m)

A spacious double bedroom with a window to the front and access to:

#### EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin and a shower cubicle with a tiled inset. There is a window to the front elevation and a heated towel rail.

### BEDROOM 2

13'3 x 9'4 (4.04m x 2.84m)

A second double bedroom with a window to a window to the front and a cupboard above the stairwell.

### BEDROOM 3

9'5 x 8'3 (2.87m x 2.51m)

With a window to the rear of the property.

### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower, glazed screen and tiled inset. There is a window to the rear elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with a footpath leading to the entrance door.

#### REAR

The rear garden enjoys a southerly aspect and excellent privacy. The garden is mainly laid to lawn with a patio adjoining the property. The garden extends to the rear of the garage where there is a timber pergola.

### DRIVEWAY & GARAGE

To the side of the property there is a driveway which leads to a garage with up and over door, light and power.

### 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.

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.

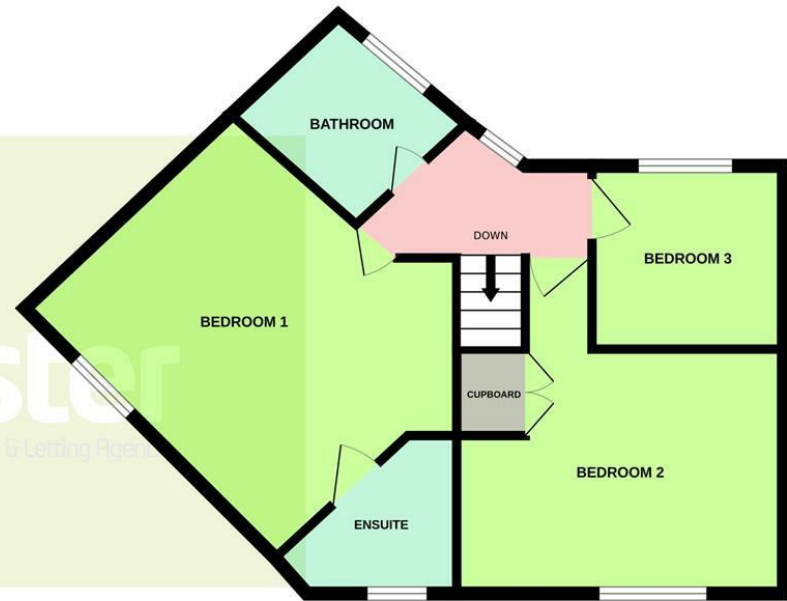
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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  
532 sq.ft. (49.4 sq.m.) approx.



1ST FLOOR  
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1071sq.ft. (99.5 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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