



Kingsley Close, Brough, HU15 1EJ
£180,000


Philip
Bannister
Estate & Letting Agents

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Located at the head of a cul-de-sac, this extended three-bedroom semi-detached home offers excellent living space with a generous rear garden, perfect for families. The ground floor features an entrance hall, cloakroom/WC, a bay-fronted lounge, a kitchen, and a separate utility room. Upstairs, there are three well-proportioned bedrooms and a family bathroom. Outside, the property benefits from a driveway leading to a garage, while the good-sized rear garden serves as a key highlight, offering ample outdoor space for relaxation and entertaining.

Key Features

- 3 Bedroom Home
- Head Of A Cul-De-Sac
- Good Sized Rear Garden
- Kitchen & Separate Utility Room
- Ground Floor Cloakroom/WC
- Driveway Parking & Garage
- Convenient Location
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(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 from the side of the property, having a staircase to the first floor, understair cupboard, pantry and a cloakroom/WC.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

LOUNGE

16'3 into bay x 11'5 (4.95m into bay x 3.48m)

A well proportioned front facing lounge with a bay window and a central chimney breast.

KITCHEN

7'11 x 10'11 (2.41m x 3.33m)

Fitted with a selection of white gloss wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an oven, hob, extractor hood, fridge and freezer.

UTILITY ROOM

4'11 x 5'8 (1.50m x 1.73m)

With fitted units, space and plumbing for an automatic washing machine and a second appliance. There is a door leading to the rear of the property.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11' x 11' (3.35m x 3.35m)

A double bedroom to the front of the property.

BEDROOM 2

9'11 x 11' (3.02m x 3.35m)

A second double bedroom positioned to the rear of the property.

BEDROOM 3

8'1 x 6'1 (2.46m x 1.85m)

With a fitted bespoke bed having a desk and storage beneath.

BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a panelled bath with a thermostatic shower over. There a wall fitted splashboards.

OUTSIDE

FRONT

To the front of the garden there is a concrete driveway allowing off street parking. An area of slate chippings provides extra parking space.

REAR

The rear garden is an excellent size and is mainly laid to lawn. There is timber fencing to the perimeter and a patio area to one corner.

GARAGE

A detached 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 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 / Leasehold

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.

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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
372 sq.ft. (34.5 sq.m.) approx.

1ST FLOOR
336 sq.ft. (31.3 sq.m.) approx.



TOTAL FLOOR AREA: 708 sq.ft. (65.8 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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