

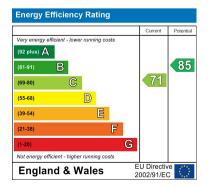
Kingsley Close, Brough, HU15 1EJ £180,000



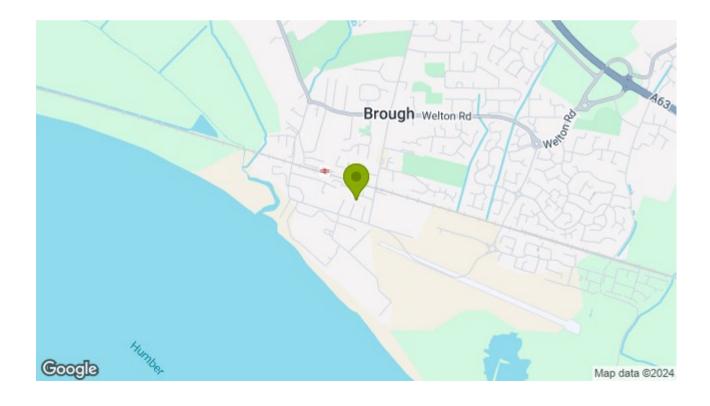
Kingsley Close, Brough, HU15 1EJ

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



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.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUDD 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.

KITCHED

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.

RFAR

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.

 $\ensuremath{\mathsf{DOUBLE}}$ 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.

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 relu 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









TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplant contained here, measurements of doors, windows, rooms and any other terms are approximate and no responsibility is taken to any error, and the summary of the floorplant of the summary of the floorplant or prospective purchaser. The services, systems and appliances shown twee not been tested and no guarantee as to their operability or efficiency can be given.

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