



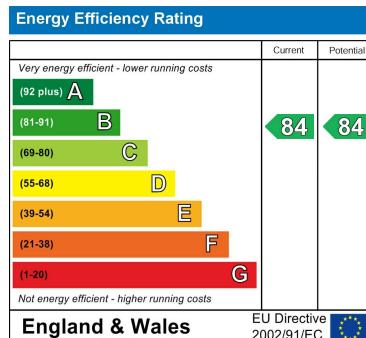
Myrtle Way, Brough, HU15 1SR
£425,000

Philip
Bannister
Estate & Letting Agents

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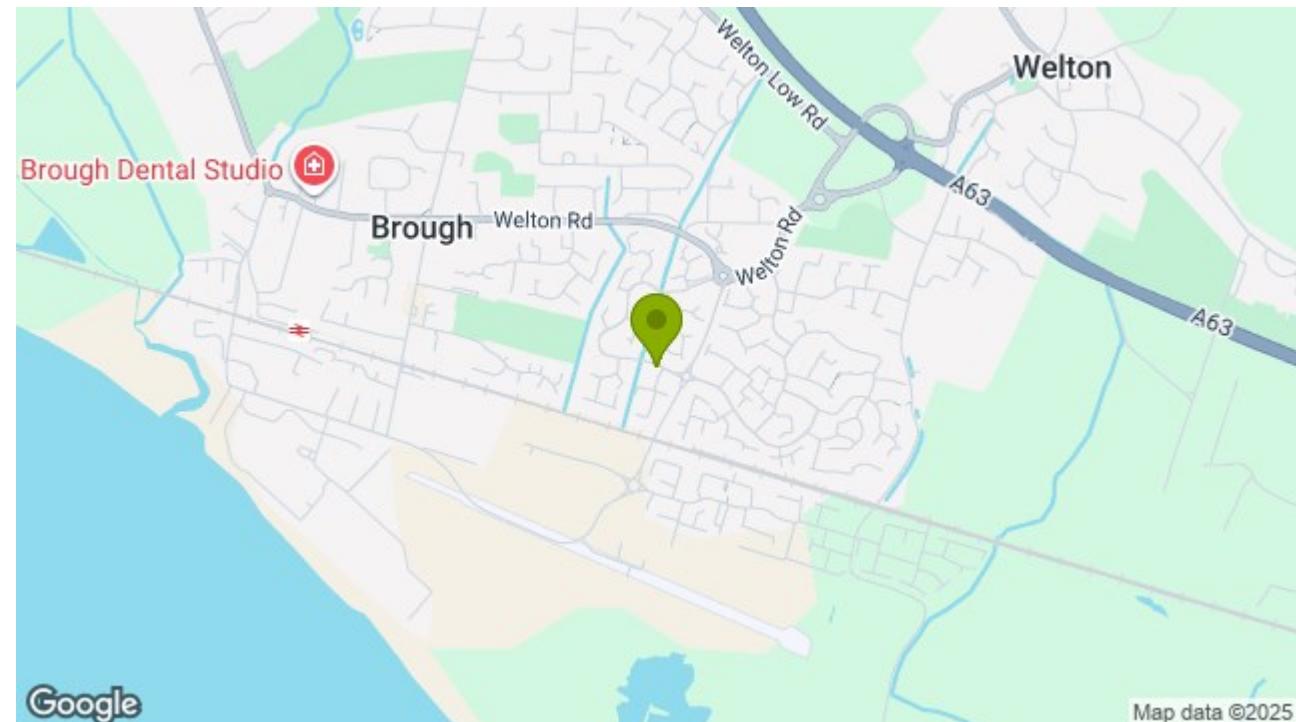
Key Features

- Spacious Family Home
- 5 Double Bedrooms
- 3 Reception Rooms + Garden Rooms
- Modern Breakfast Kitchen
- Master Bedroom With Dressing Room & En-Suite
- 2 Further Bath/Shower Rooms
- Southerly Rear Garden
- Driveway & Detached Double Garage
- 6 x Solar Photovoltaics
- EPC = B



This spacious detached family home, set back from the roadside, offers a welcoming blend of comfort and practicality. Boasting an impressive plot with ample parking and a southerly rear aspect, the property is arranged over three floors, offering versatile living space. The ground floor features a bright entrance hall with a cloakroom/WC, a bay-fronted lounge with folding double doors leading to a garden room, and a versatile playroom. A formal dining room and a large dining kitchen, equipped with a comprehensive range of units and integrated appliances, provide excellent spaces for family living and entertaining. A practical boot room offers ample storage, making daily life more convenient.

The first floor offers three double bedrooms, including a luxurious primary suite with a dressing room and en-suite, along with a family bathroom. The top floor adds two more generously sized double bedrooms, complete with fitted wardrobes, and a shower room. Externally, the property benefits from extensive parking with driveways leading to a double garage. The part-walled, southerly rear garden is ideal for outdoor enjoyment. Additionally, the home is equipped with solar photovoltaic panels, enhancing energy efficiency and reducing utility costs.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase to the first floor, useful storage cupboard and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite.

LOUNGE

18'8 x 11'1 (5.69m x 3.38m)

A spacious bay fronted lounge with folding doors opening to:

GARDEN ROOM

7'3 x 12'6 (2.21m x 3.81m)

Overlooking the rear garden, with French doors leading out. Built from brick and uPVC with a polycarbonate roof.

BREAKFAST KITCHEN

27' x 9'6 (8.23m x 2.90m)

A comprehensively fitted shaker style kitchen with wall and base units which are mounted with contrasting worksurfaces with matching upstands. A composite sink unit sits beneath a window to the front elevation, a host of integral appliances include a double oven, gas hob beneath an extractor hood and a dishwasher. There is space for an American fridge freezer. To the opposite end of the kitchen there is a breakfast/seating area with French doors opening to the garden.

DINING ROOM

11' x 11'4 (3.35m x 3.45m)

A second bay fronted reception room which would make an ideal dining room.

PLAY ROOM

12'4 x 11'4 (3.76m x 3.45m)

A further reception room offering excellent versatility, with double doors opening to the kitchen.

BOOT ROOM

With an abundance of space for hanging space and storage for coats and shoes. There is plumbing for an automatic washing machine and a door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a staircase leading to the second floor.

BEDROOM 1

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

A spacious double bedroom with access to a dressing area and en-suite facilities.

DRESSING ROOM

With a wall of fitted wardrobes and matching dressing table.

EN-SUITE

A modern en-suite fitted with a three piece suite comprising WC, pedestal wash basin and a WC. There is tiling to the walls and a heated towel rail.

BEDROOM 2

12' x 11'4 (3.66m x 3.45m)

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

BEDROOM 3

8' x 11'3 (2.44m x 3.43m)

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

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with handheld shower attachment. There is splashback tiling to the walls.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level.

BEDROOM 4

13'3 x 11'2 (4.04m x 3.40m)

A spacious double bedroom with a dormer window to the front and a wall of slide-front fitted wardrobes.

BEDROOM 5

13'3 x 11'6 (4.04m x 3.51m)

A further generous double bedroom with a dormer style window and a wall of fitted slide-front wardrobes.

SHOWER ROOM

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

OUTSIDE

FRONT

To the front of the property there is an area of lawn and an area of gravel dissected by a footpath leading to the entrance door. An area of block paving provides additional parking space if required an in turn leads to the driveway and double garage.

REAR

The part walled rear garden enjoys a southerly aspect and is mainly laid to lawn with planting beds to one edge. A footpath leads from the rear of the property and continues to a patio area towards the bottom of



the garden with a further area to the rear of the garage.

DOUBLE GARAGE

A block paved driveway leads to a detached double garage with a roller shutter door, light and power.

SOLAR PHOTOVOLTAICS

The property is installed with 6 solar photovoltaics to the rear roof space and are designed to reduce the running cost of the property along with providing a Feed In Tariff.

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.

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

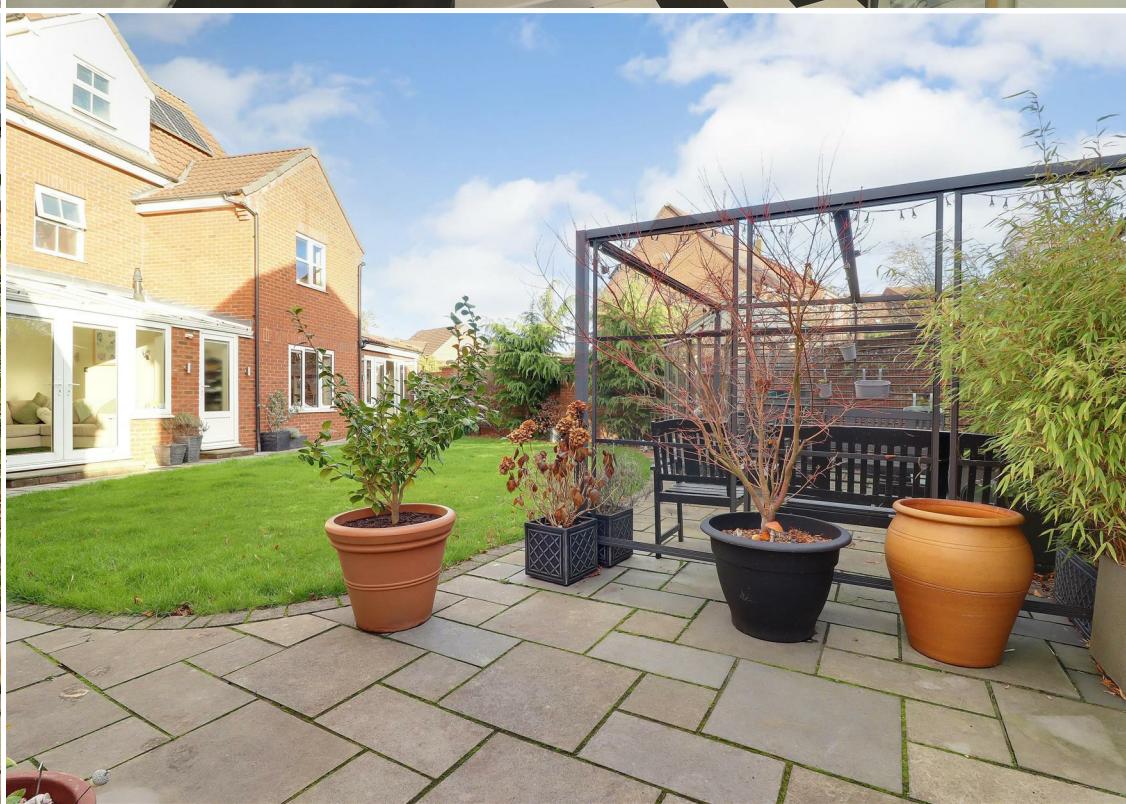
central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing.

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

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

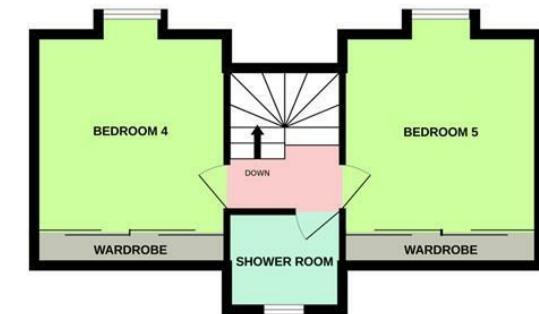
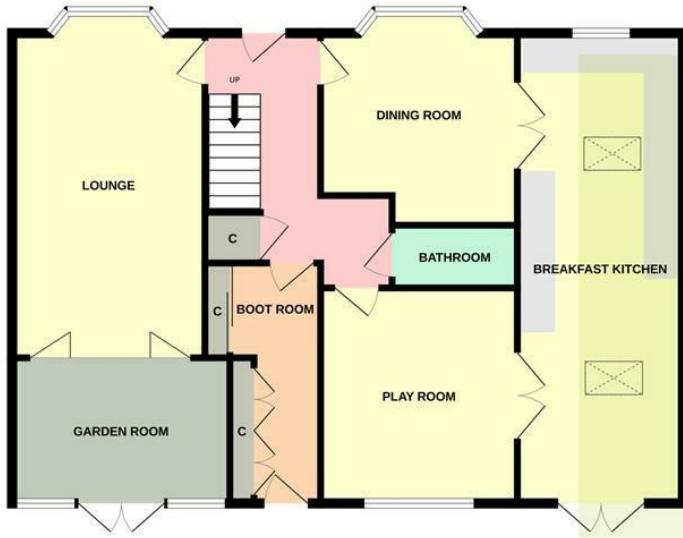




GROUND FLOOR
1054 sq.ft. (97.9 sq.m.) approx.

1ST FLOOR
635 sq.ft. (59.0 sq.m.) approx.

2ND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



TOTAL FLOOR AREA : 2087 sq.ft. (193.9 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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