



**Grange Park, Brough, HU15 1AA**  
**£185,000**



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Platinum Collection

## Grange Park, Brough, HU15 1AA

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Located in a sought-after residential area near the heart of Brough, this well-planned three-bedroom home offers a fantastic opportunity for first-time buyers, couples, families, and investors alike. The property boasts driveway parking and an attractive rear garden, complemented by versatile internal spaces. The ground floor features a spacious entrance hall, a dual-aspect living room, a fitted kitchen, a convenient lobby, and a useful store. Upstairs, the first floor provides two double bedrooms, both with built-in cupboards, a bathroom, and a separate WC. Outside, the home is enhanced by front and rear gardens, with the added benefit of a garden office included in the sale.



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## Key Features

- Semi-Detached Home
- 2 Double Bedrooms
- Spacious Dual Aspect Living Room
- Fitted Kitchen
- Bathroom & Separate WC
- Front & Rear Garden
- Driveway Parking
- Fabulous Garden Office
- Must Be Viewed
- ER - C



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92-plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   |         |           |
| (39-54) E                                   |         |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 71      | 85        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property. There is a staircase leading to the first floor and a wood effect flooring throughout.

#### LOUNGE

16'11 x 11'5 (5.16m x 3.48m)

A spacious dual aspect reception room with windows to two elevations. There is a chimney breast with a tiled hearth and a wood effect floor throughout.

#### KITCHEN

11'1 x 12'6 (3.38m x 3.81m)

The fitted kitchen comprises a range of wall and base units with contrasting work surfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear elevation, integral appliances include an oven, hob and extractor hood. There is space and plumbing for an automatic washing machine and a door leading to:

#### LOBBY

With internal door to a useful store having electric connection and an external door leading to the side of the property.

### FIRST FLOOR

#### LANDING

With a window to the rear and access to the first floor accommodation.

#### BEDROOM 1

8'8 x 11'6 (2.64m x 3.51m)

A double bedroom to the front of the property with built-in storage.

#### BEDROOM 2

8'8 x 9'3 (2.64m x 2.82m)

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

#### BEDROOM 3

7'8 x 6'5 (2.34m x 1.96m)

#### BATHROOM

The partially tiled bathroom is fitted with a two piece suite incorporating a wash basin and bath with shower and glazed screen over. There is a window to the rear elevation

#### W.C.

With a WC and window to the rear elevation

### OUTSIDE

#### FRONT

To the front there is a lawned garden with privet hedge to the front boundary

#### REAR

The rear garden is an excellent space for outdoor entertaining and catches the summer sun. There is a patio area adjoining the property with a lawn beyond, gravelled area and timber shed

#### GARDEN OFFICE

A fabulous addition which is included in the sale is this "Hanson Steel Building." Built to their Gold 40 Standard which includes 40mm of insulation and a 10 year warranty (From February 2021), this external space is ideal for home working

#### DRIVEWAY

To the side of the property there is a driveway providing off street parking

### 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 A. (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.

### VIEWINGS

Strictly by appointment with the sole agents.

### TENURE

We understand that the property is Freehold

### 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

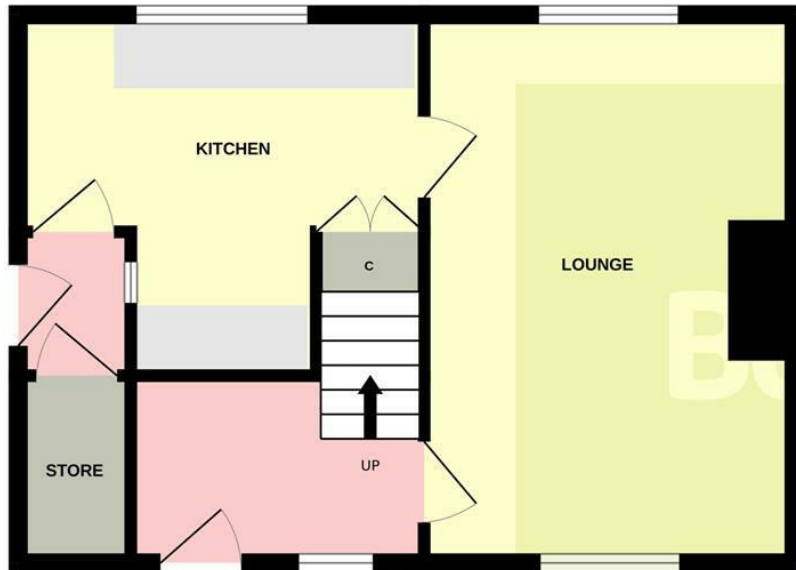
### AML

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  
396 sq.ft. (36.8 sq.m.) approx.



1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 795 sq.ft. (73.8 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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