



Birch Place, Brough, HU15 1TT
Offers Over £325,000



Platinum Collection

Birch Place, Brough, HU15 1TT

This exceptional four-bedroom detached home showcases impeccable design and quality, finished to the highest standard throughout. Situated in a desirable location, the property must be viewed to truly appreciate the impressive accommodation on offer. The property has been thoughtfully upgraded to create a contemporary yet comfortable living space. Upon entering, you are welcomed by a bright and spacious entrance hall with a modern cloakroom/WC. The attractive bay-fronted lounge exudes charm, while the stunning full-width dining kitchen boasts quartz work surfaces and premium NIEFF appliances, offering the perfect setting for family gatherings and entertaining.

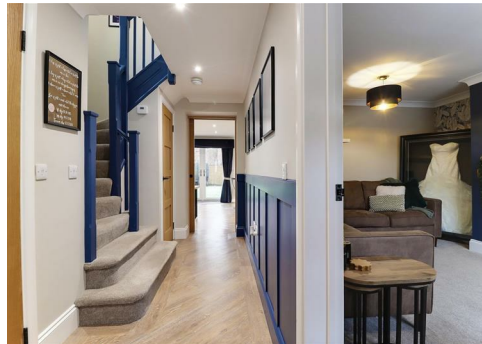
Upstairs, the property continues to impress with four generously sized bedrooms, all featuring fitted wardrobes. The primary bedroom is a luxurious retreat with a stylish en-suite, complemented by a lavishly appointed family bathroom that serves the remaining bedrooms. Externally, the home benefits from an extensive block-paved driveway with an EV charging point, a rear garden, and a detached garage that has been thoughtfully partitioned to include a utility area at the rear and storage space at the front. This home truly combines luxury, practicality, and modern living, making it an ideal choice for discerning buyers.



Birch Place, Brough, HU15 1TT

Key Features

- MUST BE VIEWED TO APPRECIATE
- Exceptional 4 Bedroom Detached Home
- Impressive Dining Kitchen With Appliances
- Luxurious Bathroom & En-Suite
- Fitted Wardrobes Throughout
- Extensive Parking & EV Charger
- Partitioned Garage With Utility Area
- EPC = C
- Council Tax = E



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		
	78	88
England & Wales	EU Directive 2002/91/EC	

ACCOMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. The impressive entrance hall features decorative wall panelling, Karndean flooring, a staircase which leads to the first floor having a useful storage cupboard beneath.

CLOAKROOM/WC

A well appointed cloakroom which is fitted with a two piece suite comprising low level WC and a vanity basin mounted upon a fixed storage unit. There is half height textured wall tiling and a window to the side elevation.

LOUNGE

15'10 x 10'11 (4.83m x 3.33m)

An attractive bay fronted reception room with a mock chimney breast being the focal point.

DINING KITCHEN

13'6 x 19'5 (4.11m x 5.92m)

This impressive dining kitchen spans the width of the property to the rear and is fitted with a bespoke range of sleek wall and base units mounted with quartz worksurfaces beneath matching upstands and a splashback. A recessed sink unit sits beneath a window to the rear elevation, a series of high end NEFF appliances include a double oven/microwave combi, ceramic hob beneath a slimline extractor fan, fridge, freezer and dishwasher. The quartz worktop provides a breakfast bar and there is ample space for a dining suite and sofa. The room is beautifully finished with Karndean flooring, plinth and

undercabinet lighting, A set of French doors open to the rear garden and there is a further window to the side elevation.

FIRST FLOOR

LANDING

With a useful linen cupboard and access to the accommodation at first floor level.

BEDROOM 1

The beautifully finished primary bedroom is of generous proportions and includes a range of fitted furniture to include wardrobes and bedside cabinets. There are two windows to the front elevation and access to en-suite facilities.

EN-SUITE

A luxurious en-suite fitted with a vanity wash basin with fixed unit, WC and a double width shower cubicle with a thermostatic shower. There is contrasting wall tiling, a steam free illuminating and audio mirror, a ladder style heated towel rail and a window to the side elevation.

BEDROOM 2

A second double bedroom with fitted wardrobes and overhead cabinets. A window is to the rear elevation.

BEDROOM 3

A further double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 4

An excellent space for home working or a fourth bedroom, with fitted wardrobes and a window to the front elevation.

BATHROOM

A lavishly appointed family bathroom fitted with a three piece suite comprising WC, vanity wash basin upon a fixed unit and a bath with a glazed screen above and a thermostatic shower. There is tiling to the walls, steam free illuminating and audio mirror and a ladder style heated towel rail.

OUTSIDE

FRONT

To the front of the property there is extensive block paving which provides excellent parking provisions. An aluminium gate leads to the rear garden.

REAR

To the rear of the property there is a lawned garden with a patio adjoining the house. Timber fencing runs the perimeter and there is personnel access to the rear of the garage.

GARAGE/UTILITY

The detached garage has been partitioned to create a useful utility area with fitted storage and space and plumbing for an automatic washing machine. To the front of the garage there is an additional storage area with an up and over door.

EV CHARGER

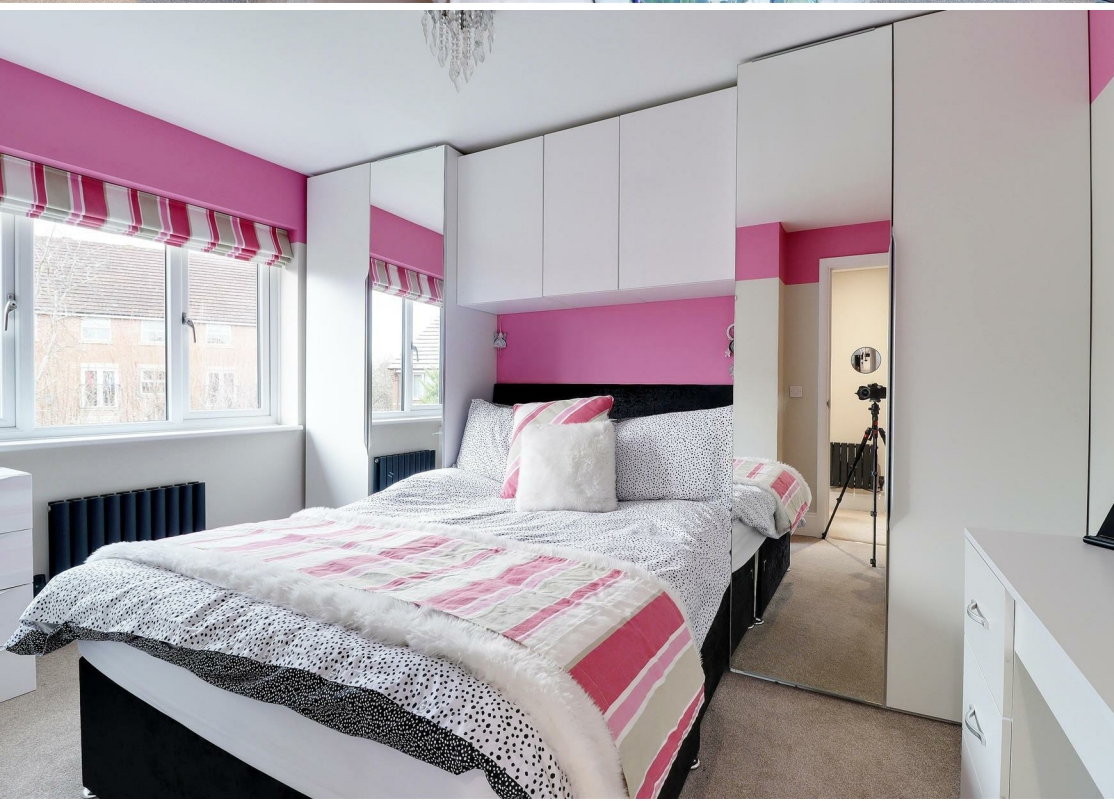
A PodPoint EV Charger is mounted to the external wall of the garage.

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.

SECURITY - The property has the benefit of CCTV.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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.

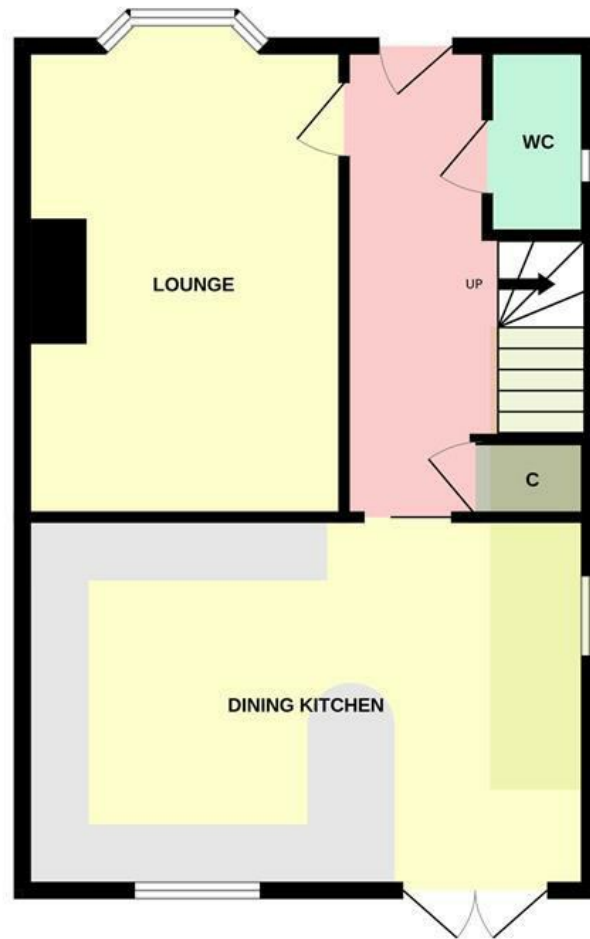
In compliance with NTSTEAT Guidance on Referral

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

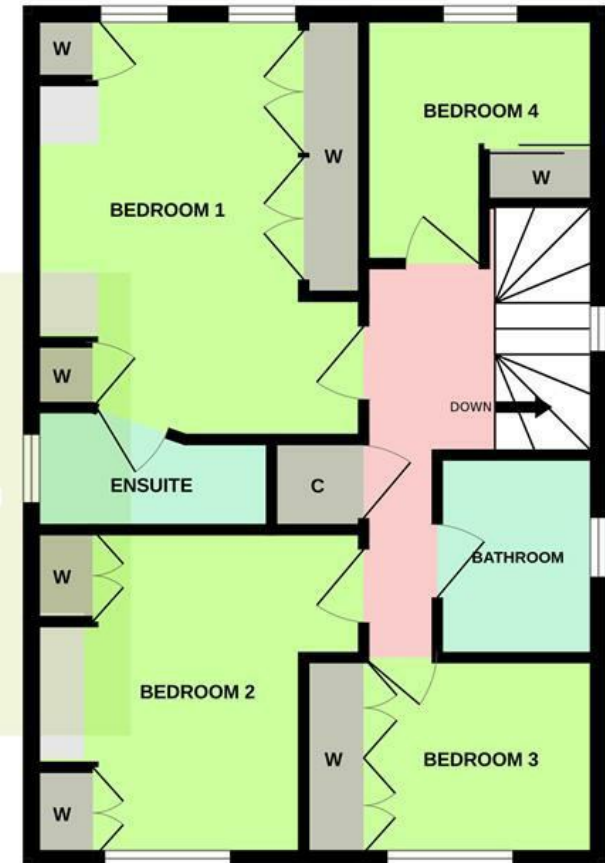




GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
560 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1258 sq.ft. (116.8 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.

Made with Metropix ©2025



Platinum Collection