



**Wold View, Brough, HU15 1DB**  
**£185,000**

  
**Philip  
Bannister**  
Estate & Letting Agents



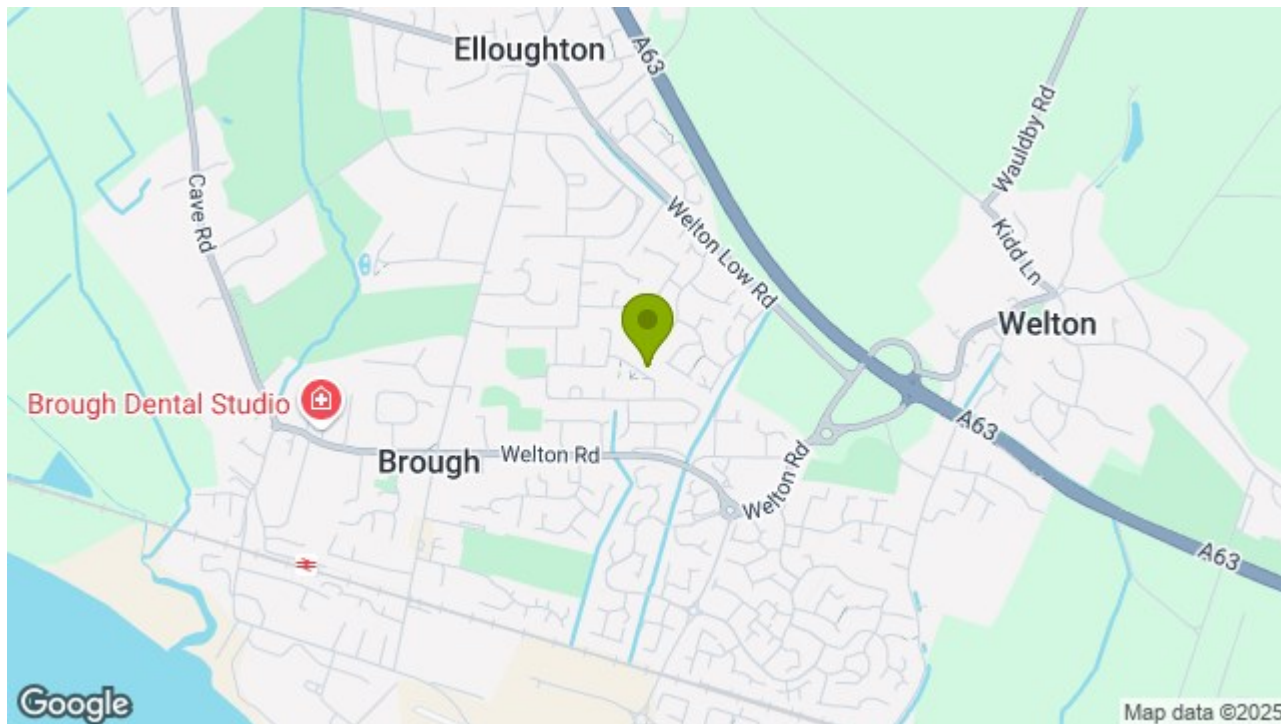
# Wold View, Brough, HU15 1DB

This well presented three-bedroom home has been thoughtfully updated in recent years, making it an ideal choice for a range of buyers. The inviting entrance hall leads to a spacious bay-fronted lounge, while a modern dining kitchen spans the rear of the property, complemented by a separate utility room and WC. Upstairs, there are three well-proportioned bedrooms and a stylish contemporary bathroom. Externally, the property benefits from off-street parking at the front and a rear garden, offering a perfect blend of comfort and convenience.

## Key Features

- 3 Bedroom Home
- Updated In Recent Years
- Stunning Dining Kitchen
- Modern Bathroom
- Off-Street Parking
- Modern Heating System
- Utility Room & WC
- Well Presented Throughout
- EPC = D
- Council Tax - A

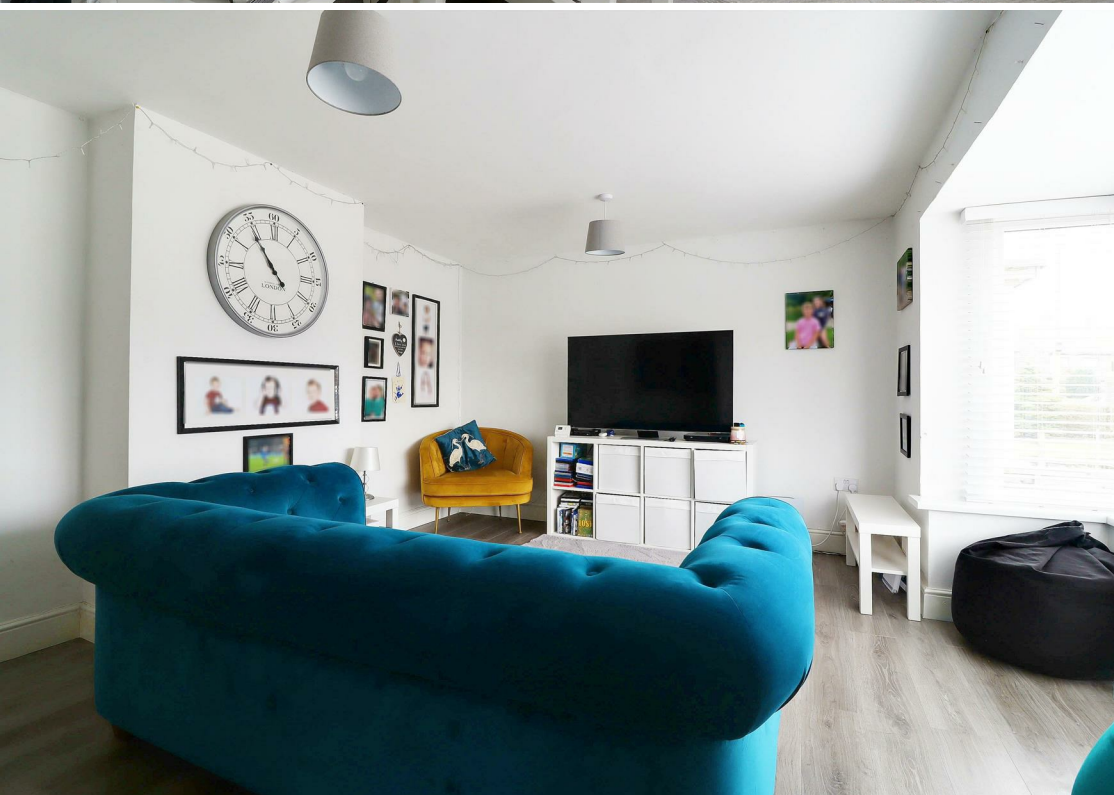
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	











## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation and cupboard housing meters and fuse board.

#### LOUNGE

15'10 x 13'5 into bay (4.83m x 4.09m into bay)  
A generous lounge with box bay window to the front elevation.

#### DINING KITCHEN

15'10 x 10 (4.83m x 3.05m)  
A stunning recently fitted kitchen with gloss "pebble" wall and base units and contrasting Italian concrete effect work surfaces. Integrated appliances include an electric oven, hob, extractor hood and dishwasher. The room also benefits from ample dining space, vertical radiator, recessed spotlights, 1.5 stainless steel sink bowl and a window to the rear elevation.

#### UTILITY ROOM

9'11 x 4'11 (3.02m x 1.50m )  
Italian Concrete effect work surfaces and plumbing for an automatic washing machine. Also benefitting from under-stair storage cupboard, 2 x uPVC doors to the front and rear elevation.

#### WC

With two piece suite comprising of vanity sink unit and WC. Window to the side elevation.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

11'4 x 11'3 max (3.45m x 3.43m max)  
A bedroom of double proportions with a window to the front elevation.

#### BEDROOM 2

12'11 x 10'2 (3.94m x 3.10m)  
A further bedroom of double proportions with a fitted wardrobe and a window to the rear elevation.

#### BEDROOM 3

9'4 x 7'1 (2.84m x 2.16m)  
A bedroom of single proportions with cupboard housing boiler and a window to the front elevation.

## BATHROOM

A contemporary three piece bathroom suite comprising of a panelled bath with overhead thermostatic shower and a vanity unit housing low flush WC and a sink. Also benefitting from recessed spotlights, a heated towel rail and a window to the rear elevation.

## EXTERNAL

### FRONT

To the front is a tarmac driveway providing off-street parking and a gravelled forecourt.

### REAR

The rear garden features a block paved patio area, turfed lawn and fenced borders.

## 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 D. (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.

## VIEWING

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  
458 sq.ft. (42.5 sq.m.) approx.

1ST FLOOR  
401 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 859 sq.ft. (79.8 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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