



Lancaster Way, Brough, HU15 1TZ
Offers In The Region Of £235,000

Philip
Bannister
Estate & Letting Agents

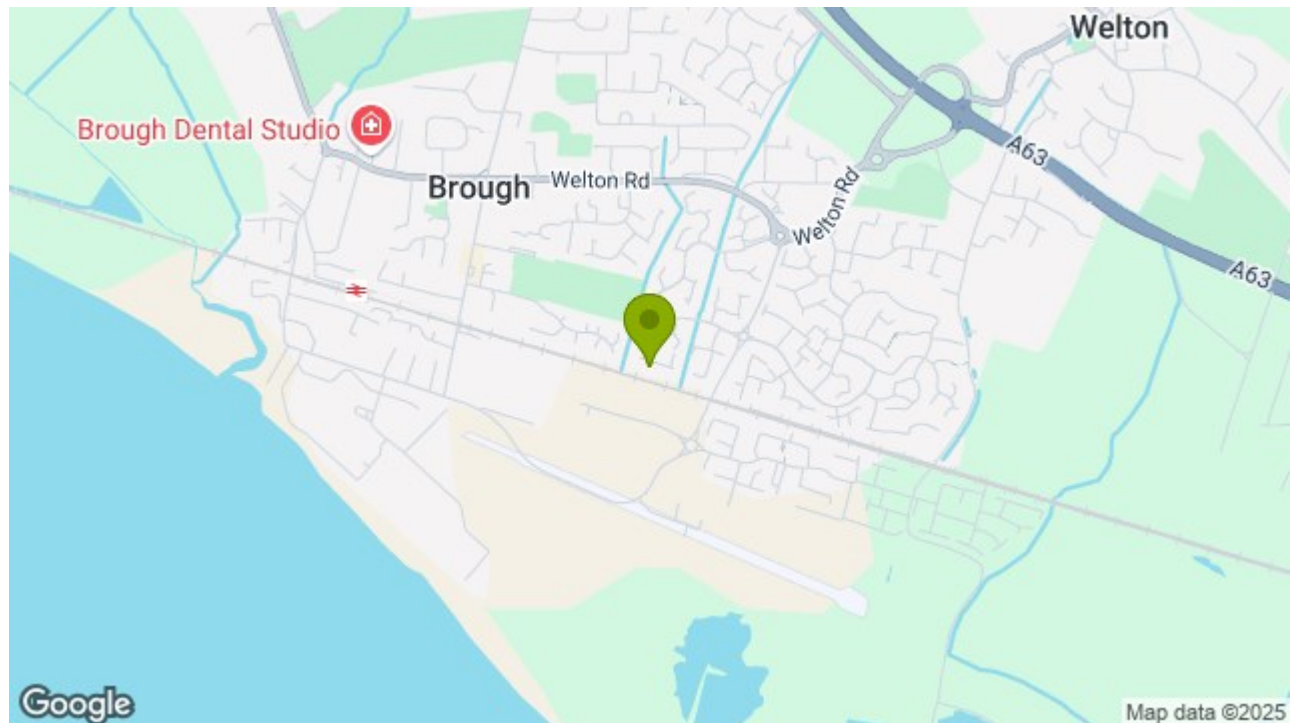
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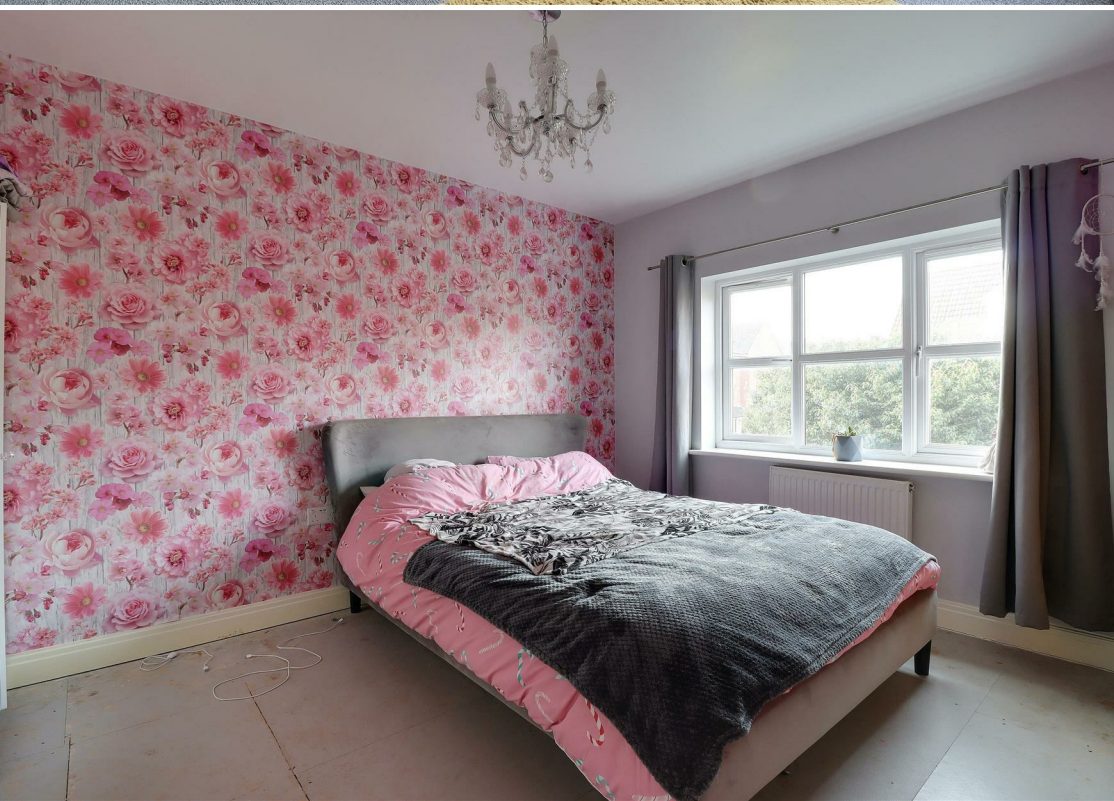
Key Features

- Spacious Semi-Detached Town House
- 4 Good Sized Bedrooms
- First Floor Lounge
- Ground Floor Sitting Room
- Breakfast Kitchen & Utility Room
- En-Suite To Bedroom 1
- Ground Floor Cloaks/WC
- Envious Position With Pleasant Front Aspect
- Driveway & Garage
- EPC = C / Council Tax = D

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		
	72	82
England & Wales	EU Directive 2002/91/EC	

This semi-detached townhouse offers spacious accommodation across three floors, perfectly suited for family living. Enjoying a prime position within the development with a pleasant front aspect, the property boasts four generously sized bedrooms. The ground floor features an entrance hall, a modern cloakroom/WC, a comfortable sitting room, a breakfast kitchen, and a practical utility room. The first floor hosts a double bedroom with an en-suite, along with a spacious lounge, while the second floor comprises three further bedrooms and a family bathroom. Externally, the home benefits from front and rear gardens, a side driveway, and a garage, completing this desirable offering.





ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a part-glazed entrance door. The welcoming entrance hall allows access to the ground floor accommodation, there is a staircase to the first floor.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and inset wash basin.

SITTING ROOM

12'9 x 10'11 (3.89m x 3.33m)

This front facing reception room offers excellent versatility and features a window to the front elevation.

DINING KITCHEN

12'6 x 14'10 + recess (3.81m x 4.52m + recess)

The breakfast kitchen features a comprehensive selection of wall and base units mounted with contrasting worksurfaces beneath tiled splashbacks. There is a stainless steel sink unit beneath a window to the rear elevation, integral appliances include a double oven/grill, gas hob beneath a concealed extractor hood, dishwasher. There is undercabinet lighting, space for a dining table and a tiled floor.

UTILITY ROOM

7'2 x 6'8 (2.18m x 2.03m)

Finished with wall and base units, worksurfaces, 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. A further staircase leads to the second floor.

LOUNGE

12'10 max x 17'9 max (3.91m max x 5.41m max)

A spacious "L" shaped reception room provides ample space for a living room suite. There are two windows to the front elevation.

BEDROOM 1

12'6 x 10'11 (3.81m x 3.33m)

A double bedroom suite is located to the rear of the property with a window to the elevation. The bedroom is of generous proportions and has access to en-suite facilities.

EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, wash basin and a panelled bath with a mixer shower. There is a window to the rear.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level and a built-in airing cupboard.

BEDROOM 2

12'6 x 10'11 (3.81m x 3.33m)

A generous double bedroom with a window to the rear elevation.

BEDROOM 3

11'11 x 9'10 (3.63m x 3.00m)

A third excellent sized double bedroom with a window to the front elevation.

BEDROOM 4

7'8 x 8'5 (2.34m x 2.57m)

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

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a shower and glazed screen above. There is partial tiling to the walls and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a footpath which leads to the entrance door.

REAR

The rear garden is mainly laid to lawn with a patio one corner, decking and a central footpath.

GARAGE

A single garage with a parking space to the front is positioned to the rear of the property.

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.

VIEWINGS

Strictly by appointment with the sole agents.

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.

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.

AGENT NOTES.

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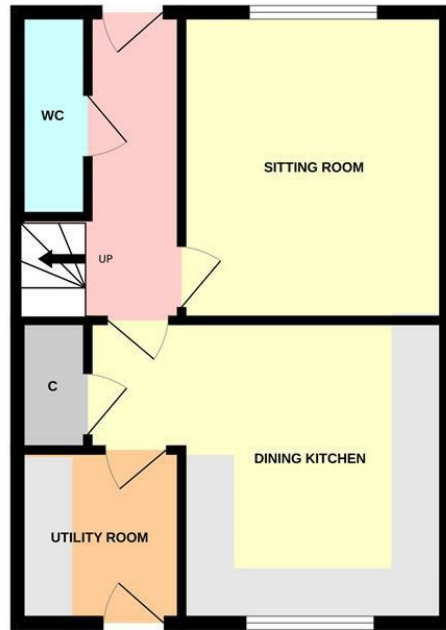
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

AML

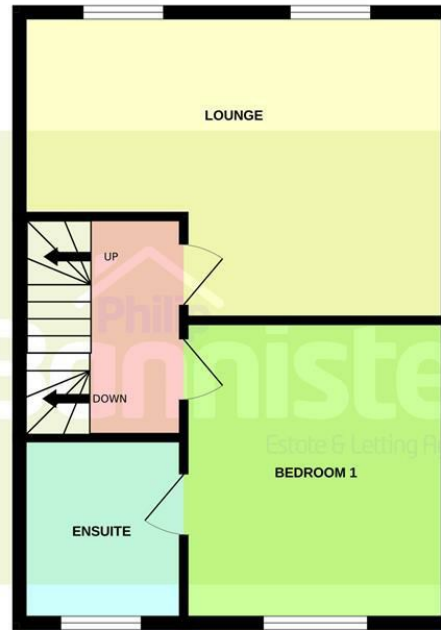
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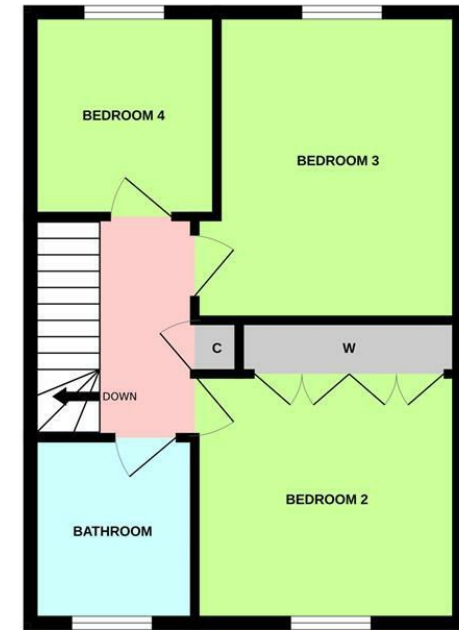
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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