



Humber Crescent, Brough, HU15 1BP
£190,000


**Philip
Bannister**
Estate & Letting Agents

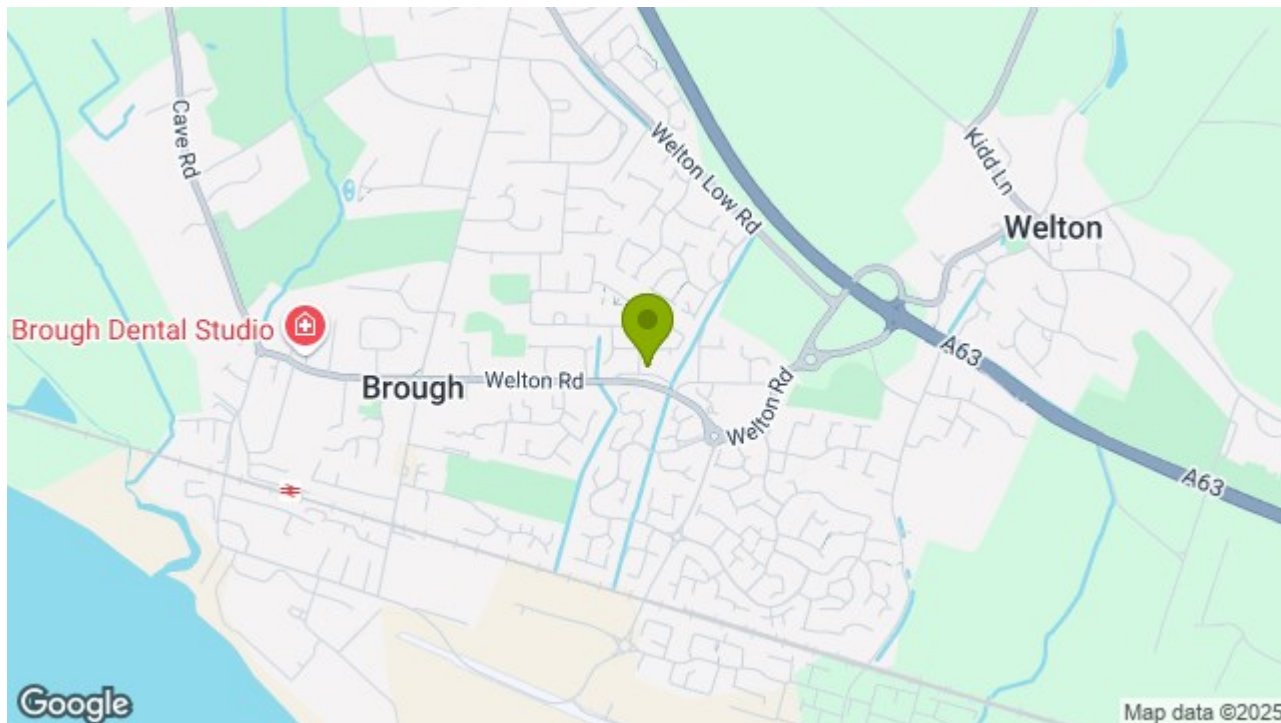
Humber Crescent, Brough, HU15 1BP

This beautifully presented three-bedroom semi-detached home offers stylish and comfortable living, complete with a generous rear garden. Move-in ready, the property boasts an entrance hall, an attractive bay-fronted lounge, and a spacious breakfast kitchen with a built-in pantry. Additional conveniences include a separate utility room and a cloakroom/WC. Upstairs, three well-proportioned bedrooms are complemented by a modern family bathroom. Externally, the home features well-maintained front and rear gardens, with the added bonus of a summerhouse.

Key Features

- Beautifully Presented Home
- 3 Bedrooms
- Generous Rear Garden
- Attractive Bay Fronted Lounge
- Spacious Breakfast Kitchen
- Utility With Cloakroom/WC
- Modern Bathroom
- Convenient Location
- EPC = D
- Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Accessed from the front of the property, having uPVC entrance door and the staircase leading to the first floor.

LOUNGE

11'3" + bay x 15'11" (3.43m + bay x 4.85m)
A spacious bay fronted reception room with a feature fireplace housing a living flame gas fire.

BREAKFAST KITCHEN

10'2" x 15'9" (3.10 x 4.80)
The attractive breakfast kitchen is fitted with a comprehensive range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a ceramic sink unit with mixer tap beneath a window overlooking the garden, integrated appliances include an electric oven and a 4 ring gas hob. There is space and plumbing for a dishwasher. There is ample space for a breakfast table and access to a pantry cupboard.

UTILITY ROOM

14'2" x 4'10" (4.32 x 1.47)
Positioned to the side of the property, the utility room offers space and plumbing for an automatic washing machine and space for a dryer. A window to the front and a door leading to the rear.

CLOAKROOM/WC

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

FIRST FLOOR

LANDING

Offering access to the accommodation at first floor level, having a window to the side elevation.

BEDROOM 1

10'3" x 13'0" (3.12 x 3.96)
Positioned to the rear of the property, this double bedroom features a built-in cupboard and a window to the rear elevation.

BEDROOM 2

11'5" x 9'5" (3.48 x 2.87)
A further double bedroom with a window to the front elevation.

BEDROOM 3

7'1" x 9'6" (2.16 x 2.90)
A generous third bedroom with a window to the front elevation.

BATHROOM

This modern bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and shower with tiling over. There is a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is privacy hedging to the front boundary, a lawned garden with a footpath leading to the door which then continues to the side and rear.

REAR

A generous garden is mainly laid to lawn with a patio area adjoining the property. A further patio area is positioned to the bottom of the garden along with a timber shed and summerhouse.

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.

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.

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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.

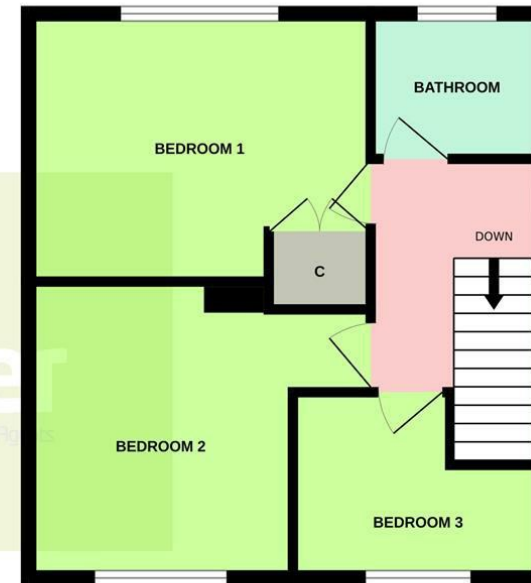
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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



1ST FLOOR



TOTAL FLOOR AREA : 925sq.ft. (85.9 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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