



Skillings Lane, Brough, HU15 1BQ
£575,000


**Philip
Bannister**
Estate & Letting Agents

Skillings Lane, Brough, HU15 1BQ

Key Features

- DETACHED BUNGALOW WITH BUILDING PLOT
- Planning Permission For Detached Dwelling
- 4 Bedroom Spacious Bungalow
- 1/3 Acre Of Private Gardens
- Extensive Parking Facilities
- 2 Contemporary Bath/Shower Rooms
- Sleek Dining Kitchen With Appliances
- Cloaks/WC & Utility Room
- Planning Ref. No: 23/00585/REM
- EPC = C / Council Tax = E

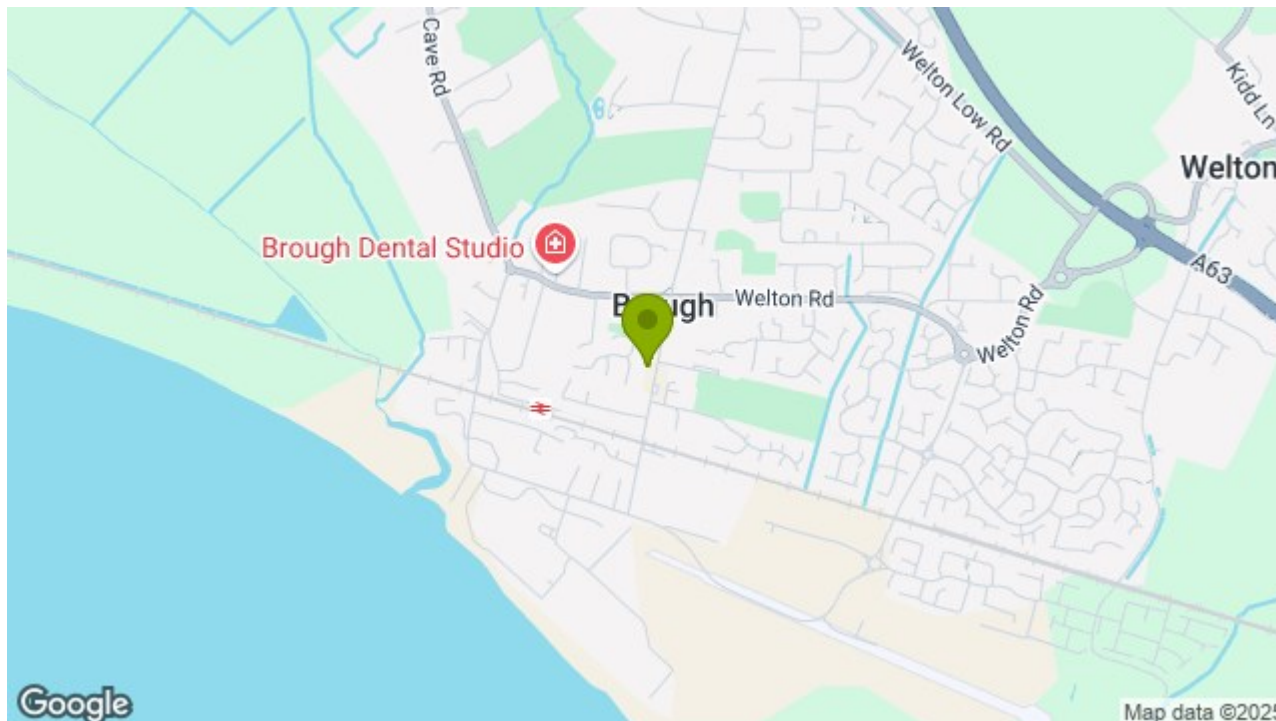
DETACHED BUNGALOW WITH BUILDING PLOT - This exceptional 4-bedroom detached bungalow, along with a separate building plot having planning permission for a 3-bedroom detached dwelling, presents a rare opportunity in the heart of Brough. Set within a total of approximately 1/3 of an acre, the property offers an impressive 1,800 sq. ft. of beautifully presented living space. The accommodation includes a welcoming entrance porch leading to a spacious hallway, a modern dining kitchen with integrated appliances, and a generous lounge featuring a striking log-burning fire. A bright sunroom extends from the lounge, providing a tranquil retreat. The bungalow boasts four well-proportioned double bedrooms, including a stylish en-suite to one of the bedrooms, as well as a contemporary family bathroom. An inner lobby gives access to a WC, a boiler/utility room, and a large drying cupboard, adding to the home's practical appeal.

The property is approached via a driveway, offering extensive off-street parking and leading to a detached garage. The mature rear garden is an outstanding feature, offering excellent privacy and a spacious outdoor area for relaxation and entertaining.

The building plot, with planning permission for a detached three-bedroom dwelling, enhances the property's appeal, providing potential for development or a multi-generational living solution.

Situated close to the centre of Brough and its many amenities, this unique offering combines modern comfort, space, and investment potential in a sought-after location.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









LOCATION

The property is located on a site off Skillings Lane, Brough. This popular area comprises a mixture of residential and commercial units and is a thriving hub for the local community. The wider village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station.

THE SITE

The approximately 0.3 acre site comprises of a unique development opportunity to include the existing 4 bedroom detached bungalow totalling approximately 1800 sq ft and a further plot with planning permission granted.

DEVELOPMENT PLOT

Planning permission has been granted for the erection of a 3 bedroom detached dwelling following the demolition of the existing garage Ref. No: 23/00585/REM. The new dwelling would comprise of ground floor living room, inner hallway with cloakroom/wc and a dining kitchen. At first floor level there are 3 bedrooms, en-suite and house bathroom. The property will retain an excellent garden to the rear with the front of the property providing off street parking and leading to an integral garage.

THE BUNGALOW

The spacious detached bungalow offers approximately 1800 sq ft of exceptionally well presented accommodation which comprises:

ENTRANCE PORCH

8'6" x 5'6" (2.6m x 1.7m)

The large glazed entrance porch allows access through a composite door, having granite effect tiling and an internal door to:

ENTRANCE HALL

The welcoming entrance hall allows access to the internal accommodation. There is a useful built-in storage cupboard.

DINING KITCHEN

23'7" x 10'0" (7.2m x 3.05m)

The dining kitchen is fitted with a range of sleek wall and base units in contrasting colours and mounted with wood effect worksurfaces beneath matching upstands. A composite 1 1/2 bowl sink unit is positioned beneath a window to the rear and a host of integral appliances include twin ovens, microwave oven, ceramic hob beneath an extractor hood and a dishwasher. There is space for an American fridge freezer, room for a dining table, a further window and French doors opening to the rear garden.

LOUNGE

14'4 x 17'9 (4.37m x 5.41m)

A generous reception room of excellent proportions which enjoys views of the rear garden. A feature fireplace houses a log burning fire, tiled hearth and backplate with contemporary surround. An internal door leads to:

SUN ROOM

A delightful room enjoying panoramic views of the rear garden, with uPVC windows in to the pitched roof and a door leading to the garden.

BEDROOM 1

14'11" x 11'11" (4.55m x 3.64m)

The primary bedroom is of excellent double proportions and features mirror fronted fitted wardrobes and windows to the front and side elevations.

BEDROOM 2

12'2" x 14'11" (3.71m x 4.55m)

A second spacious double bedroom with fitted wardrobes, a window to the front elevation and access to en-suite facilities.

EN-SUITE

The contemporary en-suite is fitted with a WC, inset vanity wash basin and a walk-in shower with a thermostatic shower. There are waterproof splashboards and an illuminating wall mirror.

BEDROOM 3

12'2" x 14'11" (3.71m x 4.55m)

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

BEDROOM 4

10'9" x 10'11" (3.28m x 3.33m)

A fourth double bedroom, having fitted wardrobes and a window overlooking the rear garden.

BATHROOM

10' x 5'11 (3.05m x 1.80m)

The impressive bathroom is fitted with a four piece suite comprising WC, inset vanity wash basin, panelled bath and a walk-in shower with a thermostatic shower fitting. There are waterproof splashboards, a heated towel rail, wall mounted illuminating mirror and a window to the side elevation.

INNER LOBBY

With fitted storage cupboards, walk-in airing airing cupboard providing excellent drying space with shelving throughout. There is further access to access to:

WC

Fitted with a modern two piece white suite comprising WC and wash basin. There is a heated towel rail and a window to the rear elevation.

BOILER ROOM

The boiler room also provides utility space with plumbing for an automatic washing machine, dryer vent, stainless steel sink unit and wall mounted combination boiler. There is a heated towel rail, tiled floor and a window to the rear elevation.

OUTSIDE

FRONT

Allowing access to the property, the concrete and gravel driveway to the front of the property provides excellent parking provisions for a good number of vehicles. A range of established trees and shrubs are positioned along the front boundary which provides excellent privacy. A footpath leads to the property and the gated rear garden beyond.

REAR GARDEN

The fabulous rear garden is graced by mature trees and shrubs to provide outstanding privacy. At a width of approximately 45m, the sizable garden is mainly laid to







lawn with a patio adjoining the property immediately to its rear. There is an attractive wildlife pond with a rockery and various planting beds, the plot in its entirety measures in the region of 1/3 acre.

DRIVEWAY & GARAGE

A second driveway leads to a large detached garage with double doors to the front. The garage is installed with light and power supply with further storage on a mezzanine floor. To the side of the garage there is a second secure store with additional open storage beneath a canopy.

N.B. As part of the planning permission the garage will be demolished in place of the new dwelling

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 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.

PLANNING APPLICATION

Further details on the planning application can be found on the East Riding Council planning portal: Ref. No: 23/00585/REM

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents (01482) 668663 or email info@philipbannister.co.uk

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.

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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 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

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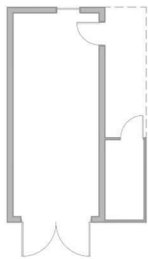
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AS EXISTING OUTBUILDING



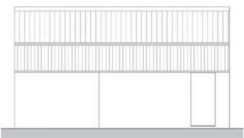
GROUND FLOOR PLAN AS EXISTING
1:100



ROOF PLAN AS EXISTING
1:100



EAST ELEVATION AS EXISTING
1:100



NORTH ELEVATION AS EXISTING
1:100



SOUTH ELEVATION AS EXISTING
1:100



WEST ELEVATION AS EXISTING
1:100

AS PROPOSED DWELLING



GROUND FLOOR PLAN AS PROPOSED
1:100



FIRST FLOOR PLAN AS PROPOSED
1:100



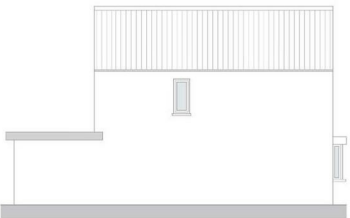
ROOF PLAN AS PROPOSED
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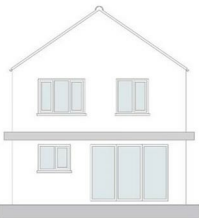
EAST ELEVATION AS PROPOSED
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NORTH ELEVATION AS PROPOSED
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SOUTH ELEVATION AS PROPOSED
1:100



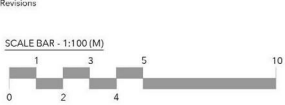
WEST ELEVATION AS PROPOSED
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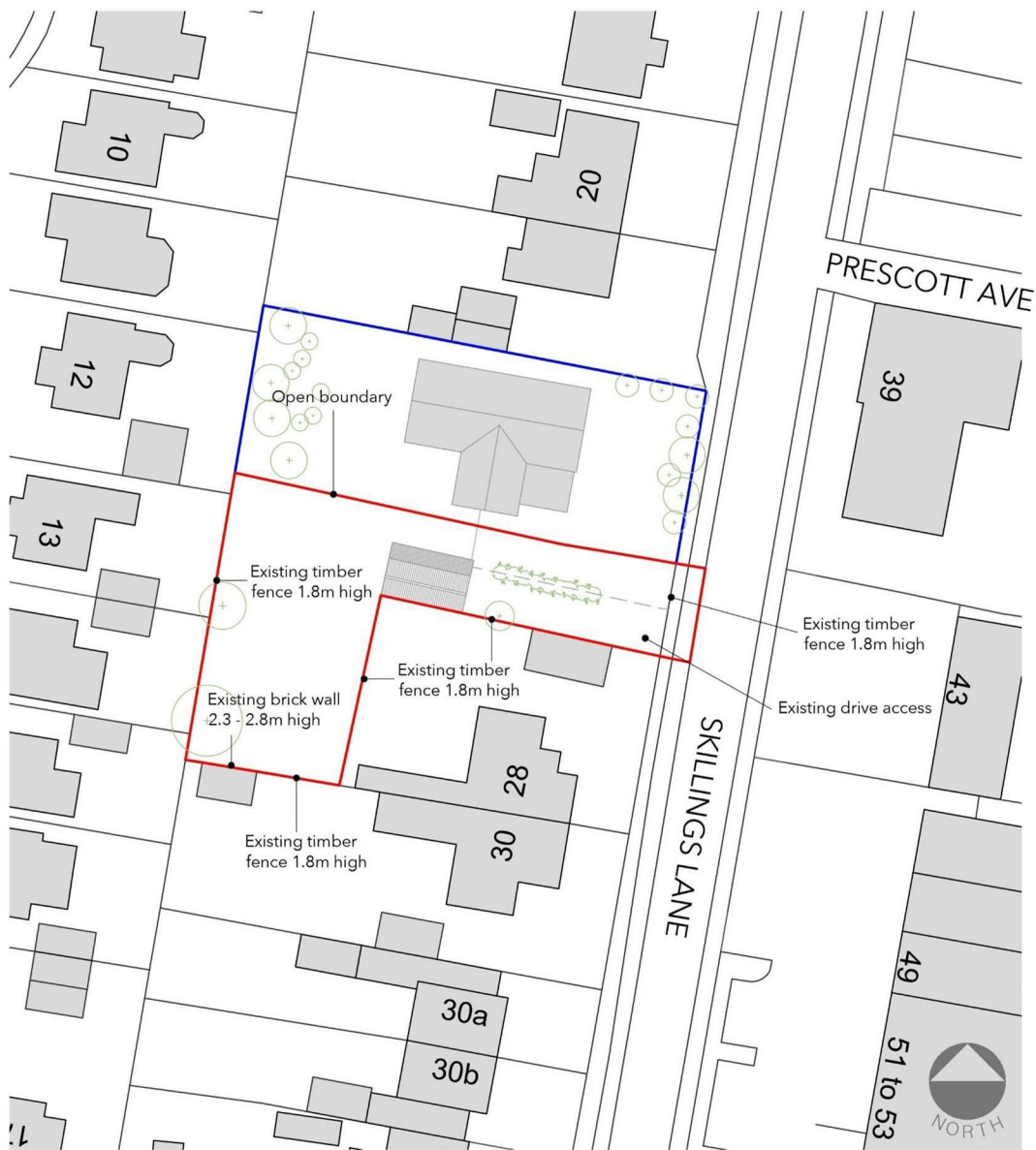
SECTION A-A
1:100

Proposed Dwelling
Land to the south-west of 24 Skillings Lane, Brough
for [REDACTED]

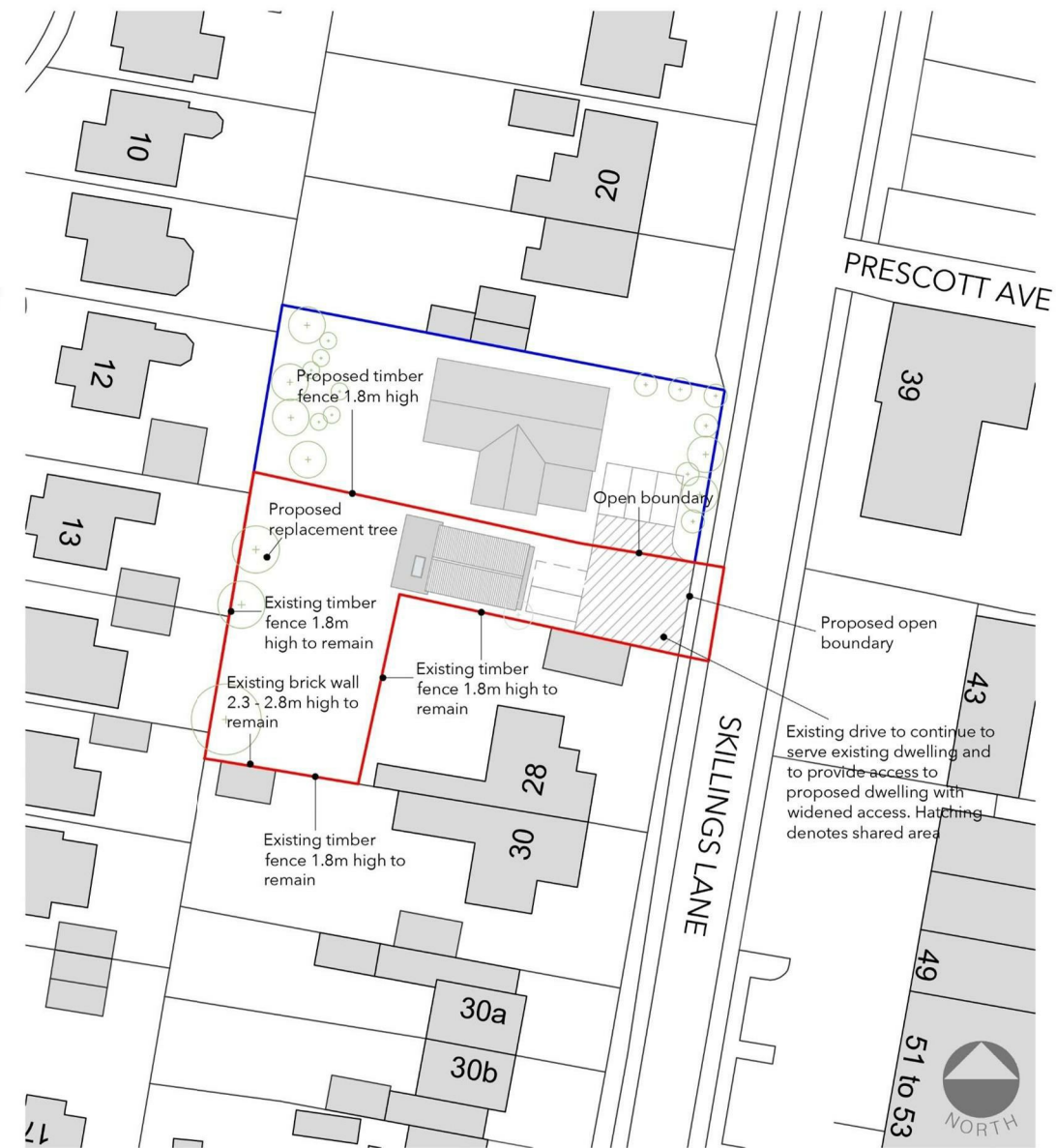
THIS DRAWING MAY ONLY BE SCALED FOR PLANNING PURPOSES, NOT FOR CONSTRUCTION.
ALL DIMENSIONS, SETTING OUT, LEVELS ETC. TO BE CHECKED ON SITE.
THIS DRAWING MUST BE READ IN CONJUNCTION WITH OTHER RELEVANT SPECIFICATIONS AND DRAWINGS.
THIS DRAWING MUST NOT BE USED FOR LAND TRANSFER PURPOSES.



Client	[REDACTED]	gba	graham binnington architects
Project	PROPOSED DWELLING, LAND TO THE SOUTH-WEST OF 24 SKILLINGS LANE, BROUGH		
Title	AS EXISTING & AS PROPOSED		
Pj No	23-105	Scale	1:100@A1
Dwg No	103	Date	FEB 2023
Revision		Drawn	BJH
			23a North Bar Within Beverley HU17 8DB Tel 01482 867731 info@grahambinningtonarchitects.co.uk



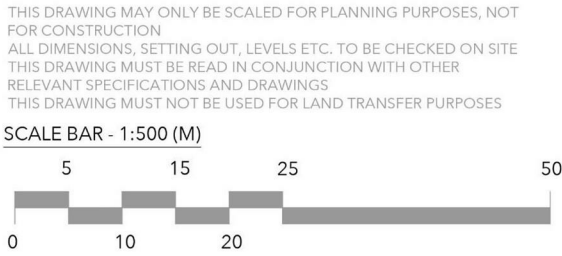
BLOCK PLAN AS EXISTING



BLOCK PLAN AS PROPOSED

Proposed Dwelling
Land to the south-west of 24
Skillings Lane, Brough
for [REDACTED]

BLOCK PLAN AS EXISTING &
AS PROPOSED



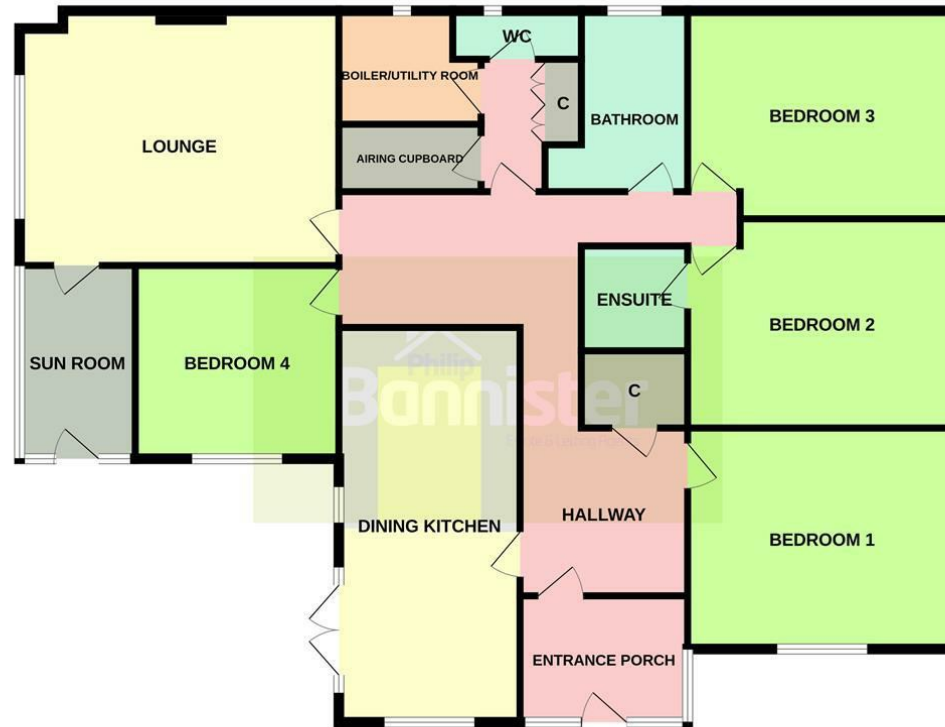
Client	[REDACTED]
Project	PROPOSED DWELLING, LAND TO THE SOUTH-WEST OF 24 SKILLINGS LANE, BROUGH
Title	BLOCK PLAN AS EXISTING & AS PROPOSED
Prj No	23-105
Drg No	102
Revision	
Scale	1:500@A3
Date	FEB 2023
Drawn	BJH



graham
binnington
architects

23a North Bar Within Beverley HU17 8DB
Tel 01482 867731
info@grahambinningtonarchitects.co.uk

GROUND FLOOR
1840 sq.ft. (170.9 sq.m.) approx.



TOTAL FLOOR AREA: 1840 sq.ft. (170.9 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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