



Holker Green, Brough, HU15 1XG
£355,000


**Philip
Bannister**
Estate & Letting Agents

Holker Green, Brough, HU15 1XG

Key Features

- Modern Detached Home
- Immaculately Presented Throughout
- 4 Double Bedrooms
- Desirable Position Overlooking Green Space
- Full Width Kitchen Family Diner
- Principal Bedroom With Air Conditioning and En-Suite
- Ground Floor WC & Utility
- 2 Reception Rooms
- Gym Converted From The Garage
- Council Tax = E / EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(69-80) C		
(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		

This spacious and immaculately presented detached family home boasts four double bedrooms and occupies a desirable position overlooking green space. Built in 2021, the property still benefits from several years of its NHBC warranty and includes numerous high-quality upgrades throughout. The ground floor features a welcoming entrance hall with cloakroom/WC, a stylish front-facing lounge, and a versatile second reception room. To the rear, a stunning full-width living kitchen diner comes complete with integral appliances and opens into a practical utility room. Upstairs, the property offers four generous double bedrooms, including a principal bedroom with air conditioning unit and en-suite, and a modern family bathroom. Externally, there is a small front garden, a partially walled rear garden, and driveway parking, while the garage has been expertly converted into a gym.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase to the first floor with a cupboard beneath, laminate flooring and access to a cloakroom/WC.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is partial tiling to the walls and a continuation of the laminate flooring.

LOUNGE

16'6 x 11' (5.03m x 3.35m)

The spacious front facing lounge offers ample space for a three piece suite, there is a window to the front elevation and a continuation of the laminate flooring.

STUDY

7'5 x 7' (2.26m x 2.13m)

A versatile front facing reception room, with a continuation of the laminate flooring.

KITCHEN FAMILY DINER

11'9 x 26'7 (3.58m x 8.10m)

A superb space which spans the width of the property to the rear and having French doors opening to the rear garden. The kitchen is fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath matching upstands. A stainless steel sink unit sits beneath a window to the rear, there are a range of integral appliances which include a fridge freezer, dishwasher, oven, ceramic hob and an extractor

hood. The dining and family area provides ample space for a table and sofa. There is a continuation of the laminate flooring.

UTILITY ROOM

5'2 x 5'5 (1.57m x 1.65m)

Opening from the kitchen, there are matching units, space and plumbing for an automatic washing machine and space for a dryer. A door leads to the side of the property.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a large airing cupboard and the loft hatch.

BEDROOM 1

11'8 x 12'7 (3.56m x 3.84m)

A well appointed primary bedroom of double proportions, there are two windows to the front elevation, a further window to the side and laminate flooring throughout.

EN-SUITE

4'9 x 7'6 (1.45m x 2.29m)

The contemporary en-suite is fitted with a double width shower cubicle with a thermostatic shower and tiled inset, pedestal wash basin and a WC. There are half tiled walls, tiled floor and a heated towel rail.

BEDROOM 2

11'2 x 14'2 (3.40m x 4.32m)

A second double bedroom with a window to the front elevation and a built-in storage cupboard. There is laminate flooring throughout.

BEDROOM 3

9'9 x 10'4 (2.97m x 3.15m)

A third double bedroom with a window to the rear and laminate flooring.

BEDROOM 4

9'3 x 10'11 (2.82m x 3.33m)

A fourth double bedroom which is currently utilised as a dressing room. There is a window to the rear and laminate flooring.

BATHROOM

7' x 5'6 (2.13m x 1.68m)

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a folding glazed screen, thermostatic shower and a tiled inset. There are half tiled walls and a window to the rear.

OUTSIDE

FRONT

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

REAR

The part walled rear garden is mainly laid to lawn and having a large patio area adjoining the property. A footpath leads through a gate to the driveway.

GYM/GARAGE

9'8 x 19'10 (2.95m x 6.05m)

Expertly converted from the garage, having been insulated and plastered along with the installation of French doors which provide access from the garden. The up and over door remains to the front and there is driveway parking.





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 an installed burglar alarm system.

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, it may however be subject to an Estate Charge and their associated costs.

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

AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



GROUND FLOOR
639 sq.ft. (59.4 sq.m.) approx.



1ST FLOOR
639 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 1279 sq.ft. (118.8 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



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

Philip Bannister
Estate & Letting Agents