



Hazel Court, Brough, HU15 1TS  
Guide Price £320,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Hazel Court, Brough, HU15 1TS

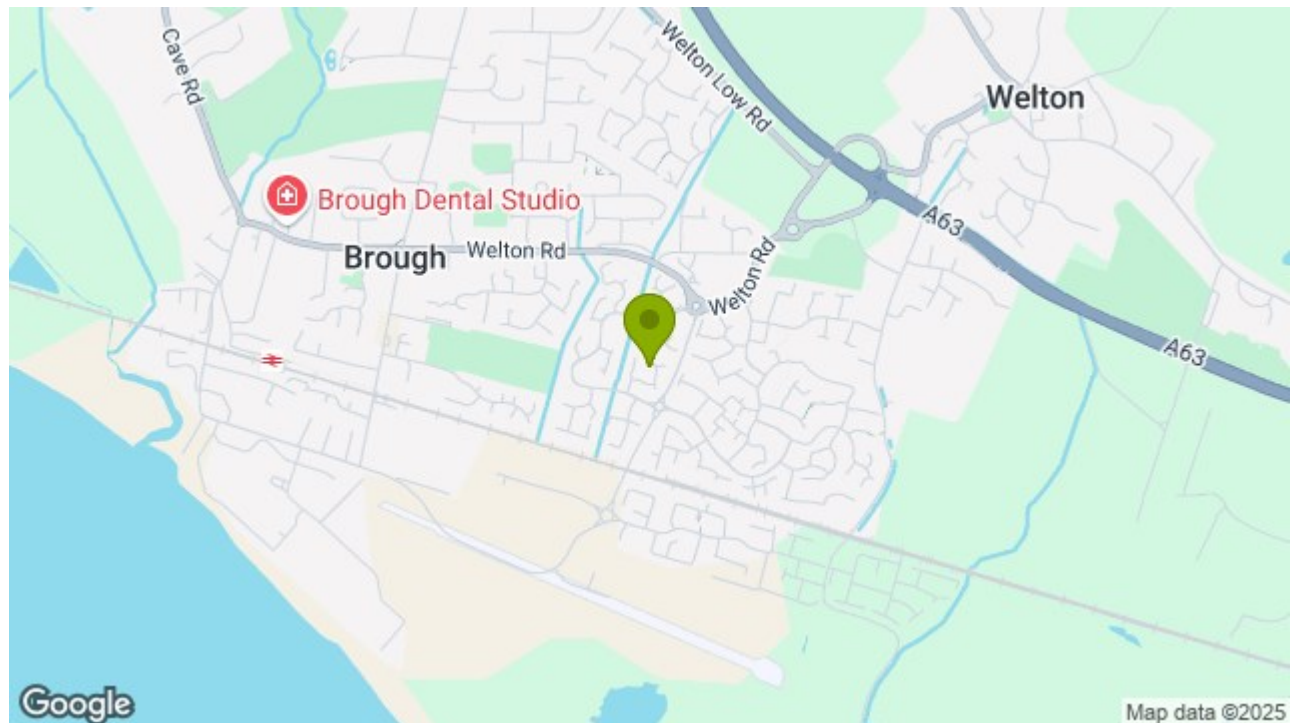
## Key Features

- \*\*\* £10,000 DEPOSIT ALLOWANCE \*\*\*
- 4 Generous Bedrooms
- Immaculately Presented Throughout
- Dressing Room & En-Suite To Bedroom 1
- Luxurious Family Bathroom
- Attractive Spacious Lounge
- Modern Dining Kitchen
- Landscaped Westerly Rear Garden
- Driveway, Carport & Garage
- EPC = C / Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	83
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

\*\*\* £10,000 DEPOSIT ALLOWANCE \*\*\* Nestled in a desirable location, this stunning extended detached home boasts immaculate presentation and modern upgrades throughout, offering a truly move-in-ready property. The welcoming entrance hall, complete with a convenient cloakroom/WC, leads to a beautifully appointed dining kitchen fitted with a range of appliances. A spacious lounge seamlessly flows into a fabulous extended day room, bathed in natural light and offering views of the landscaped rear garden. This versatile space is perfect for relaxation or entertaining.

Upstairs, the property offers four generously sized bedrooms, three of which feature fitted wardrobes for ample storage. The primary bedroom is a great space with its own dressing room and en-suite. The family bathroom is equally impressive, featuring a stylish four-piece suite, including a freestanding bath. Externally, the property offers a practical driveway leading to a carport with automated doors and a detached garage. The rear garden, with its delightful westerly aspect, is meticulously landscaped, providing a fabulous outdoor space.









## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite door, the entrance hall features a staircase leading to the first floor and a door leading to the car port.

#### CLOAKROOM/WC

The stylish cloakroom is fitted with a two piece suite comprising WC and wash basin with a tiled splashback.

#### LOUNGE

15'8 x 19'1 (4.78m x 5.82m)

Part glazed double doors lead through to an attractive and spacious lounge with a feature fireplace as a focal point housing a living flame fire. There is ample space for lounge furniture and an opening to:

#### DAY ROOM

13'9 x 10' (4.19m x 3.05m)

A delightful addition to the rear of the property is this fabulous day room. Having a vaulted ceiling with exposed timber beams, windows running the side elevation and French doors and windows perfectly framing the rear garden.

#### DINING KITCHEN

13'9 x 10'6 (4.19m x 3.20m)

The attractive kitchen is positioned to the front of the property and features a range of shaker style wall and base units mounted with contrasting quartz worksurfaces beneath a matching splashback. There is a recessed composite sink unit with mixer tap, integral appliances include an electric oven, ceramic hob with filter hood above, dishwasher and a

washing machine. There is space for a larger fridge freezer and a dining table. A window is to the front elevation.

### FIRST FLOOR

#### LANDING

A spacious landing provides access to the accommodation at first floor level. There is a built-in cupboard.

#### BEDROOM 1

11'7 x 11'4 (3.53m x 3.45m)

A generous master bedroom with a window to the rear elevation and an archway to:

#### DRESSING ROOM

5'6 x 11'4 (1.68m x 3.45m)

With fitted wardrobes, space for a dressing table and a window to the front elevation.

#### EN-SUITE

This contemporary en-suite features a three piece suite comprising WC, vanity wash basin mounted above a storage unit and a corner shower cubicle with a thermostatic shower. There is splashboard tiling and a heated towel rail.

#### BEDROOM 2

9'9 + wardrobes x 11'7 (2.97m + wardrobes x 3.53m)

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

#### BEDROOM 3

9'5 + recess x 11'1 (2.87m + recess x 3.38m)

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

#### BEDROOM 4

12'1 x 7'8 (3.68m x 2.34m)

A generous fourth bedroom with a window to the rear.

#### BATHROOM

The luxuriously appointed bathroom is fitted with a four piece suite comprising WC, wash basin, corner shower enclosure with a thermostatic shower and tiled inset and a freestanding ball and claw bath. There is half height tiling to the walls and a heated towel rail.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with hedging. A footpath leads from the driveway.

#### REAR

The attractive landscaped rear garden enjoys a westerly aspect and features a sandstone patio adjoining the property with an artificial lawn beyond. There are slate beds running the perimeter which sits beneath timber fencing.

### DRIVEWAY, CARPORT & GARAGE

A driveway is positioned to the front of the property and continues through a carport which leads to a detached garage. The carport is a useful space with automated roller shutter doors to the front and rear, a door leads to the entrance hall of the property. The detached garage features an up and over door, light, power and a personnel door from the garden.

### 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.

## 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.

## AGENT NOTES.

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therefore refer also to the room measurements detailed within this brochure.

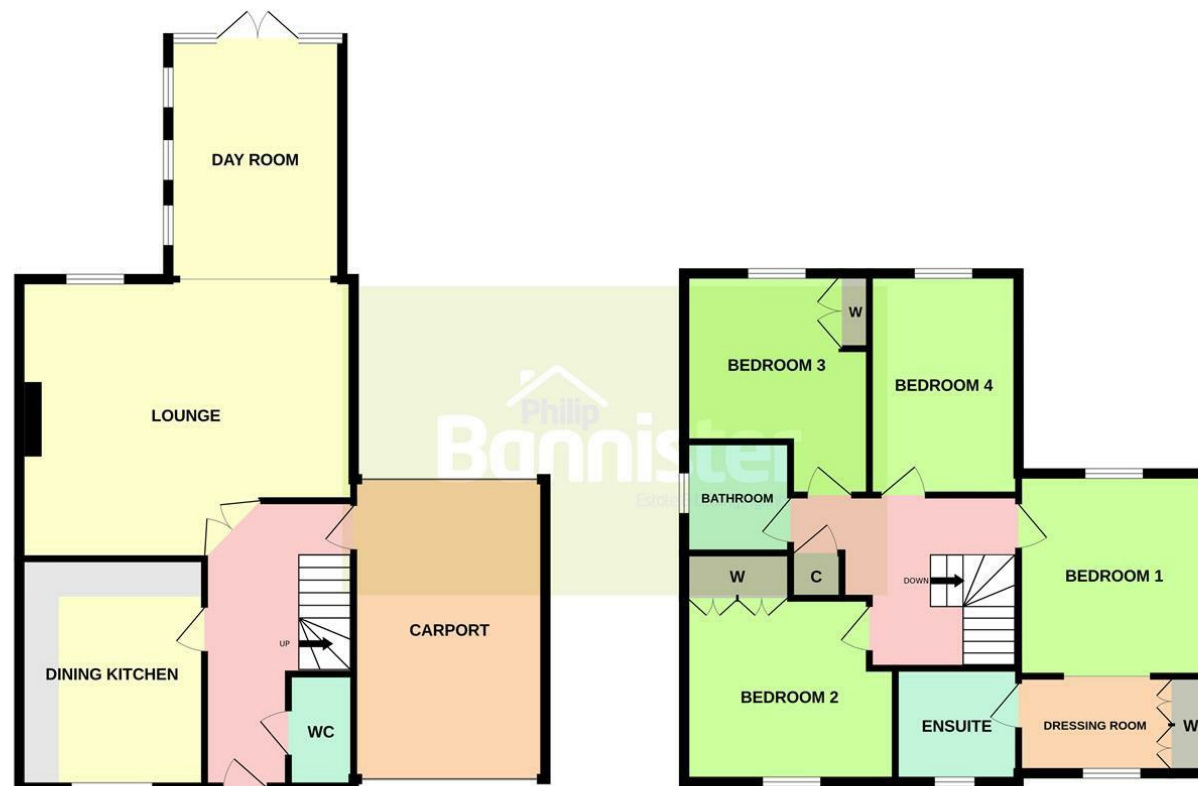
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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  
879 sq.ft. (81.7 sq.m.) approx.

1ST FLOOR  
746 sq.ft. (69.3 sq.m.) approx.



TOTAL FLOOR AREA: 1625 sq.ft. (150.9 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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