



Etherington Field, Brough, HU15 1UL  
£340,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Etherington Field, Brough, HU15 1UL

This stylish and modern four-bedroom detached home occupies a prime position on the edge of the development, offering picturesque views over a small woodland. Beautifully presented throughout, the property features a welcoming entrance hall with a cloakroom/WC, a spacious front-facing lounge, and a stunning full-width family dining kitchen complete with integrated appliances and a separate utility room. Upstairs, you'll find four generously sized bedrooms, including a principal bedroom with en-suite, along with a sleek, contemporary family bathroom. Externally, the home boasts gardens to the front and rear, a private side driveway, and a garage.

## Key Features

- Modern Detached Home
- 4 Good Sized Bedrooms
- Open Plan Kitchen, Dining And Family Area
- En-Suite To Bedroom 1
- Ground Floor Cloakroom/WC
- Utility Room
- Side Driveway
- Detached Garage
- EPC = B / Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>84</b>	
(69-80) <b>C</b>		
(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	







## GROUND FLOOR

### ENTRANCE HALL

A residential entrance door leads to the property. The hallway features a staircase to the first floor.

### CLOAKROOM/WC

With a two piece suite comprising WC and wash basin.

### LOUNGE

16'3 incl bay x 11'7 (4.95m incl bay x 3.53m)  
A front facing reception room with a bay window.

### FAMILY DINING KITCHEN

Extending the width of the property and featuring:

### KITCHEN

9'6 x 10'11 (2.90m x 3.33m)  
With a range of shaker style wall and base units, mounted with complementary worksurfaces and matching upstands. A host of integral appliances include a double oven, hob, extractor hood, fridge freezer, dishwasher and drinks fridge. There is plinth lighting and a sink unit beneath a window to the rear.

### FAMILY DINING AREA

14'8 x 9'6 (4.47m x 2.90m)  
With doors opening to the rear garden and access to a large store.

### UTILITY ROOM

5'7 x 6' (1.70m x 1.83m)  
With a door leading to the driveway, fitted cupboards and plumbing for a washing machine.

## FIRST FLOOR

### LANDING

With a airing cupboard.

## BEDROOM 1

11'4 x 9'11 (3.45m x 3.02m)  
A double bedroom with a window to the front elevation and access to:

### EN-SUITE

Fitted with a three piece suite comprising WC and wall hung wash basin along with a thermostatic shower cubicle. Partial tiling to the walls and floor and a window to the side.

## BEDROOM 2

11'4 x 9'11 (3.45m x 3.02m)  
A second double bedroom with a window to the rear.

## BEDROOM 3

9'11 x 9'5 (3.02m x 2.87m)  
A good sized third bedroom positioned to the front of the property.

## BEDROOM 4

7'10 x 10'5 (2.39m x 3.18m)  
With a window to the rear.

## BATHROOM

Fitted with a three piece suite comprising WC, wall hung basin, panelled bath with thermostatic shower and glazed screen over. Partial wall tiling, tiled floor and a window to the rear.

## OUTSIDE

To the front of the property there is a footpath leading to the entrance door. A lawned garden is to the rear of the property with timber fencing.

## DRIVEWAY & GARAGE

Providing off street parking to the side of the property, the driveway leads to a detached garage with up and over door, light and power.

## 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, it is however subject to an estate charge and the associated costs. Further information available on request.

## VIEWINGS

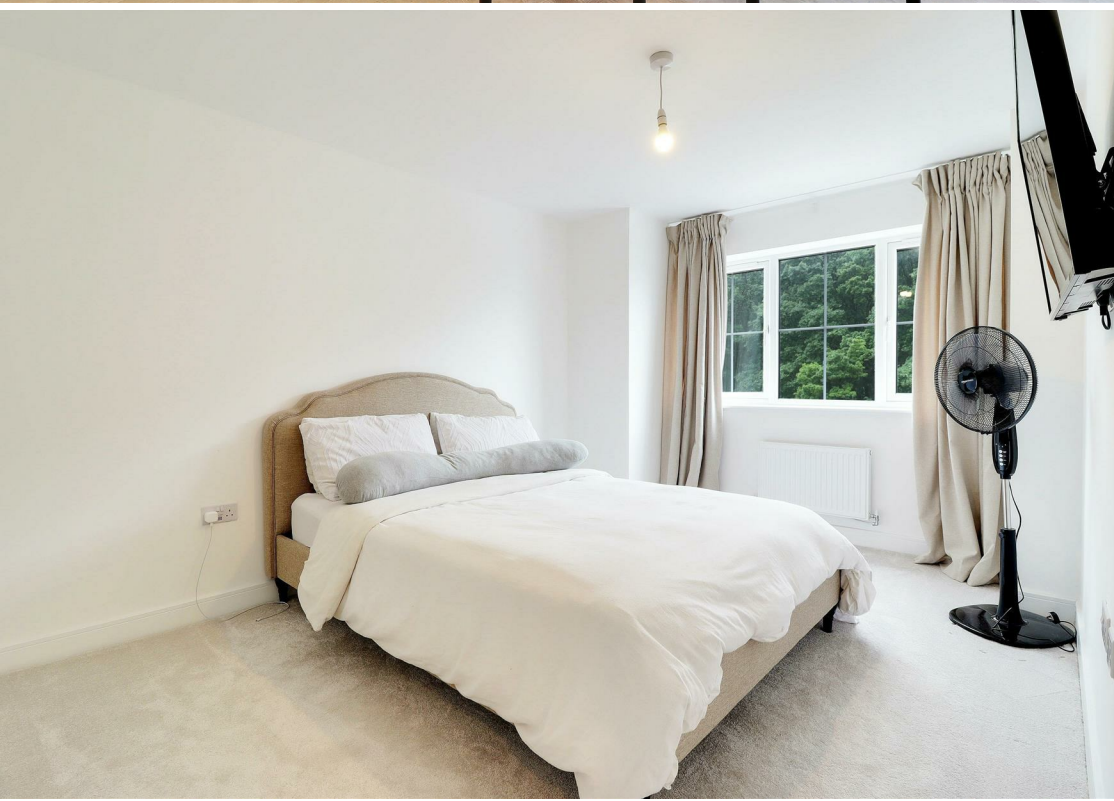
Strictly by appointment with the sole agents.

## 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 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

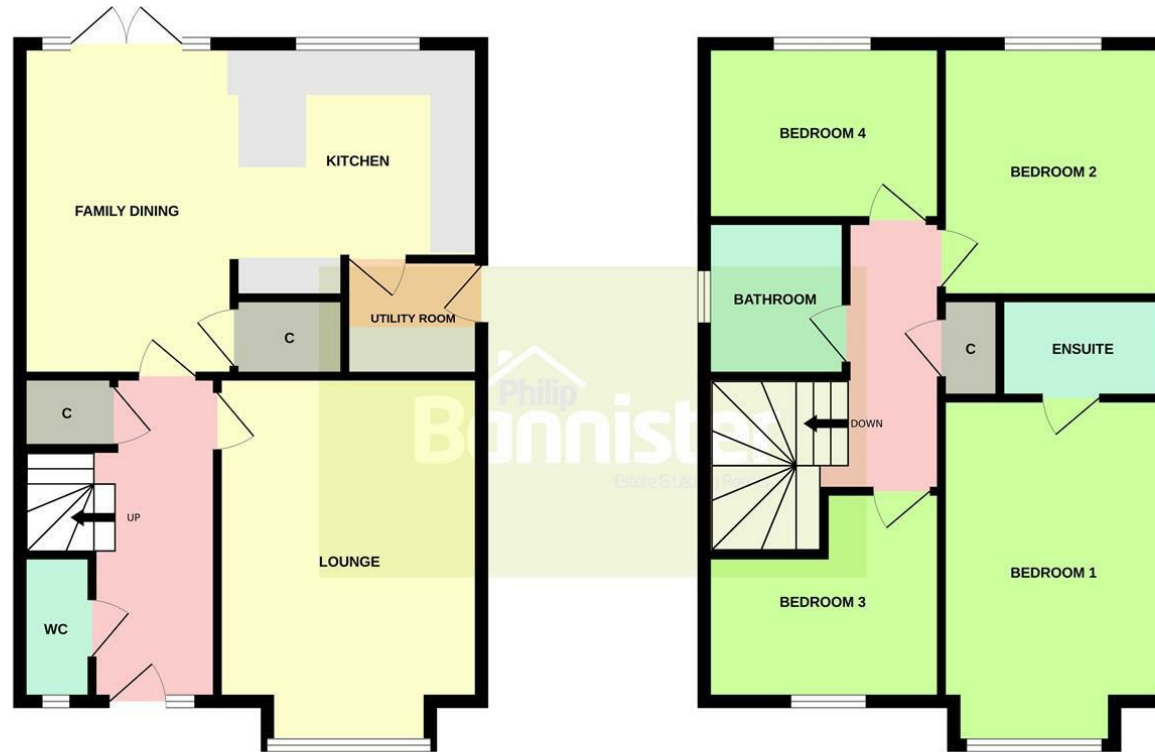






GROUND FLOOR  
606 sq.ft. (56.3 sq.m.) approx.

1ST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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