



Aire Close, Brough, HU15 1GJ  
£215,000

  
**Philip  
Bannister**  
Estate & Letting Agents



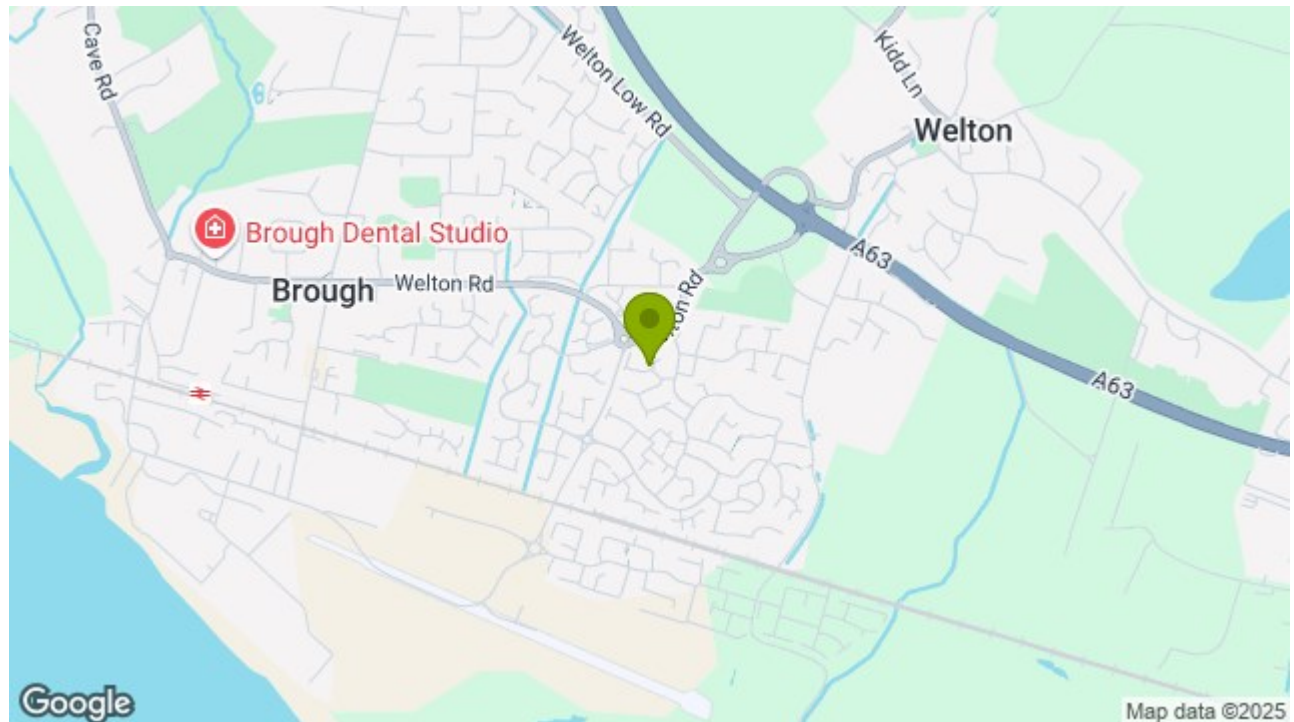
# Aire Close, Brough, HU15 1GJ

## Key Features

- NO CHAIN
- Well Planned Town House
- Spacious Versatile Accommodation
- 3 Double Bedrooms
- Ground Floor 4th Bedroom/Office
- Well Proportioned Dining Kitchen
- Attractive 1st Floor Lounge
- En-Suite To Bedroom 1
- Separate Drive & Garage
- EPC = TBC / Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		89
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	
(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		

Offered with no onward chain, this spacious and versatile 3/4 bedroom home is arranged over three well-planned floors, ideal for modern family living. The ground floor features an entrance hall with cloakroom/WC, a generous dining kitchen, and a flexible room that can serve as a fourth bedroom, sitting room, playroom, or office. On the first floor, you'll find a light and airy lounge with twin sets of French doors opening to Juliet balconies, alongside a double bedroom with fitted wardrobes. The second floor hosts two further double bedrooms, including a principal bedroom with en-suite, plus a family bathroom. Externally, the property benefits from gardens to the front and rear, with a driveway and garage located adjacent to the neighbouring property.







## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, having a staircase to the first floor and there is a cloakroom/WC off.

#### CLOAKROOM/WC

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

#### BEDROOM 4/OFFICE

7'11" x 8'0" (2.41 x 2.44)

A versatile bedroom/office with a under stair cupboard and a window to the front elevation.

#### DINING KITCHEN

15'7" x 12'4" (4.75 x 3.76)

The kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit with mixer tap sits beneath the window overlooking the rear garden. Integral appliances include a fridge freezer and extractor hood above a freestanding range cooker. There is space and plumbing for a washing machine and dishwasher. A door leads to the rear garden.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level, staircase to the second floor and built in cupboard.

### LOUNGE

15'5" x 12'5" (4.70 x 3.78)

With a feature fireplace housing an electric fire, two French doors with Juliet balconies

#### BEDROOM 3

8'10" x 12'5" (2.69 x 3.78)

A double bedroom with two windows to the front elevation and a wall of fitted wardrobes.

### SECOND FLOOR

#### LANDING

With access to the accommodation at second floor level.

#### BEDROOM 2

11'0" x 12'5" (3.35 x 3.78)

A double bedroom with fitted wardrobes and two windows to the front elevation.

#### BEDROOM 1

10'9" x 12'5" (3.28 x 3.78)

The primary bedroom is of double proportions with a fitted wardrobe and two windows to the rear elevation.

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and shower cubicle.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and panelled bath with mixer shower. There is tiling to the walls.

### OUTSIDE

#### FRONT

To the front of the property there is a small garden area with a lawn and a footpath leading to the property.

### REAR

The rear garden is mainly laid to lawn with timber fencing and a gate allowing access to the rear. A patio adjoins the property and there is a second patio area to the bottom of the garden.

### GARAGE & PARKING

A single garage (one of two) is located adjacent to the neighbouring property. There is an up and over door and driveway parking to the front.

### 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 D. (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.

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

### 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,

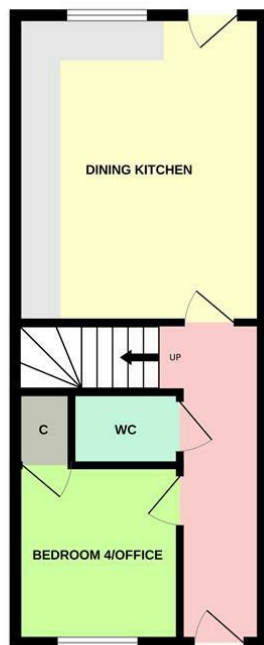
to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.



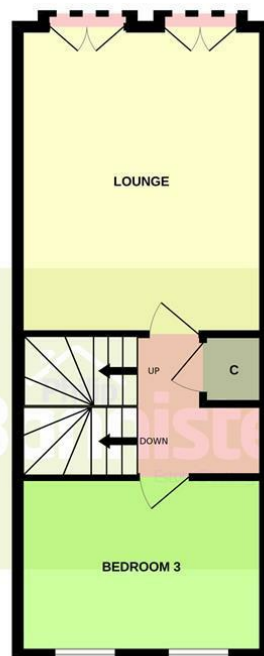




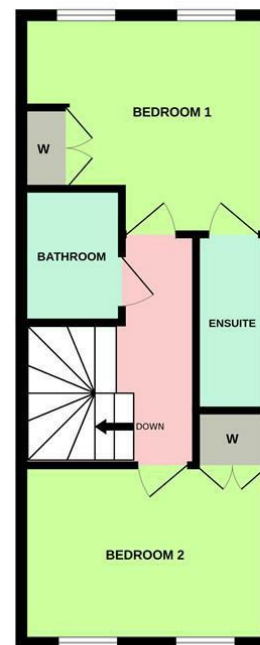
GROUND FLOOR  
392 sq.ft. (36.5 sq.m.) approx.



1ST FLOOR  
398 sq.ft. (37.0 sq.m.) approx.



2ND FLOOR  
392 sq.ft. (36.5 sq.m.) approx.



TOTAL FLOOR AREA : 1183 sq.ft. (109.9 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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