



The Oval, Brough, HU15 1BT  
£195,000

Philip  
**Bannister**  
Estate & Letting Agents

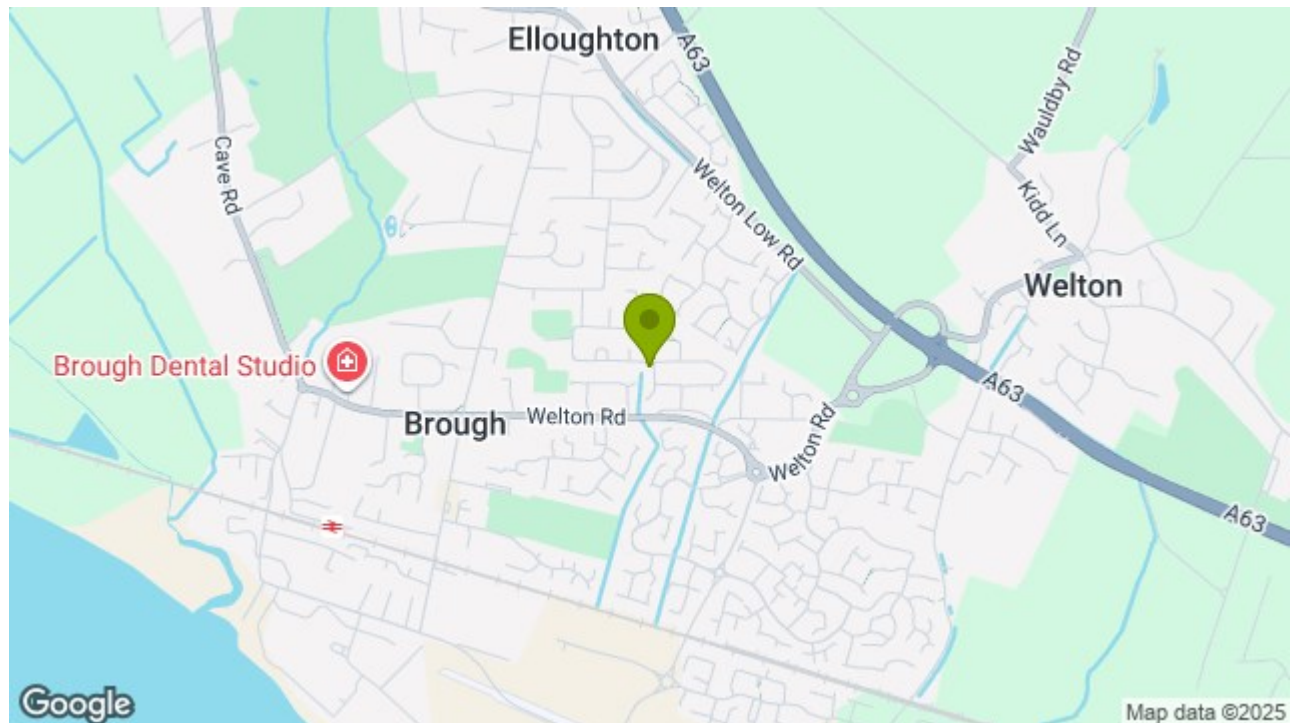
# The Oval, Brough, HU15 1BT

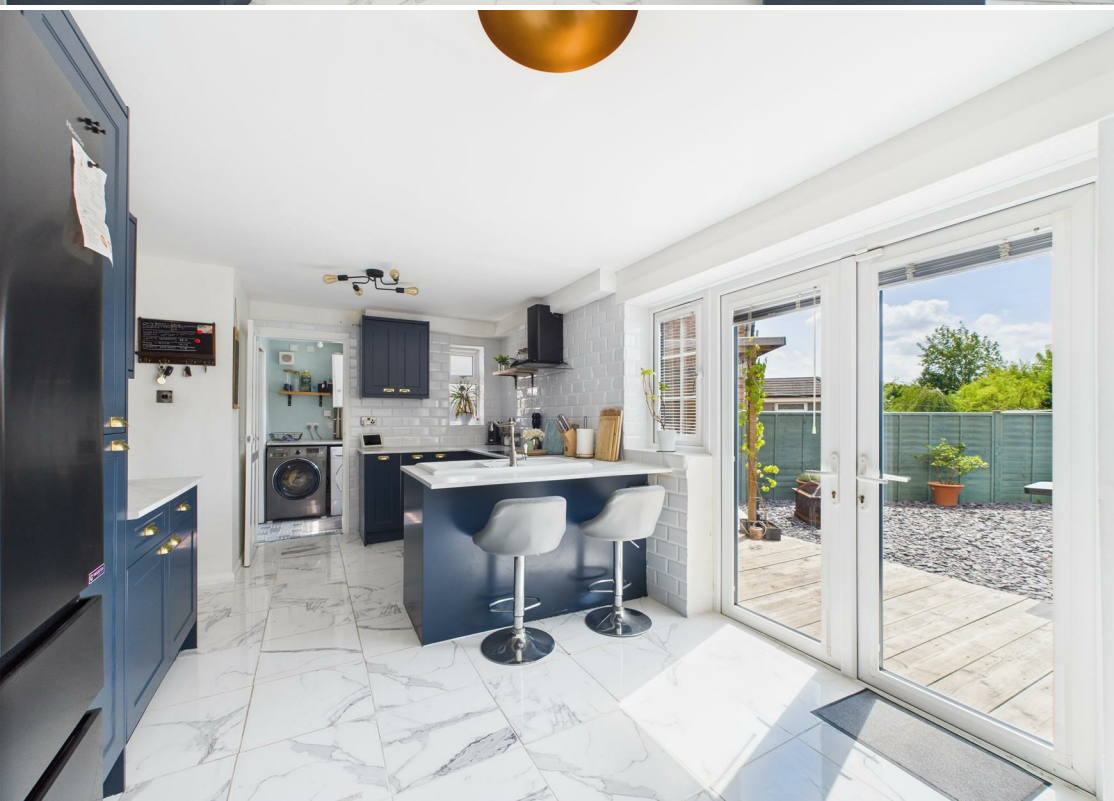
This attractive three-bedroom semi-detached home occupies a desirable corner plot and features a low-maintenance south-westerly rear garden, perfect for enjoying the afternoon sun. Providing off-street parking for two vehicles, the property includes an inviting entrance hall, a bay-fronted lounge with a charming log-burning stove, and a stylish full-width dining kitchen fitted with contemporary "midnight blue" units. Additional ground floor conveniences include a utility room and cloakroom/WC. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom, making this an ideal home for comfortable, modern living.

## Key Features

- 3 Bedroom Semi-Detached Home
- Corner Position With South Westerly Rear Garden
- Modern Dining Kitchen
- Bay Fronted Lounge With Log Burner
- Utility Room & Cloaks/WC
- 3 Good Sized Bedrooms
- Recently Installed Driveway Parking
- Council Tax = A
- EPC = D

| 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>                            |         |           |
| (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 |         |           |
|   | 68      | 81        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the accommodation via a residential entrance door. A staircase leads to the first floor.

#### LOUNGE

A bay fronted reception room with a fabulous log burning stove recessed within the chimney breast and sat beneath a timber mantle.

#### DINING KITCHEN

Extending the width of the property to the rear is this contemporary dining kitchen which comprises a range of "midnight blue" wall and base units which are mounted with compact laminate worksurfaces beneath a tiled splashback. A ceramic sink unit sits within an overhanging breakfast bar and integral appliances include an oven, hob, extractor hood and dishwasher. There is ample space for a dining table, a tiled floor runs throughout and there are French doors opening to the rear garden.

#### UTILITY ROOM

Fitted with matching worksurfaces, space and plumbing for an automatic washing machine and a second undercounter appliance. There is a wall mounted boiler and a window to the rear.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a window to the rear elevation and access to the understair cupboard.

### FIRST FLOOR

## LANDING

Allowing access to the accommodation at first floor level. There is a window to the side elevation.

### BEDROOM 1

A double bedroom with a built-in cupboard and a window to the rear elevation.

### BEDROOM 2

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

### BEDROOM 3

A good sized third bedroom with a window to the front elevation.

### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with tiling and a thermostatic shower over. There is a window to the rear elevation.

## OUTSIDE

### FRONT

To the front of the property there is a lawned garden with privacy hedging to the kerbside boundary.

### REAR

The attractive rear garden enjoys a south westerly aspect and is designed for low maintenance. Immediately to the rear of the property there is a timber deck terrace which extends beneath a pergola. The garden is laid to slate with planting beds and timber fencing.

### DRIVEWAY

A recently installed block paved driveway provides off street parking for 2 vehicles.

## 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 A. (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.

## 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.

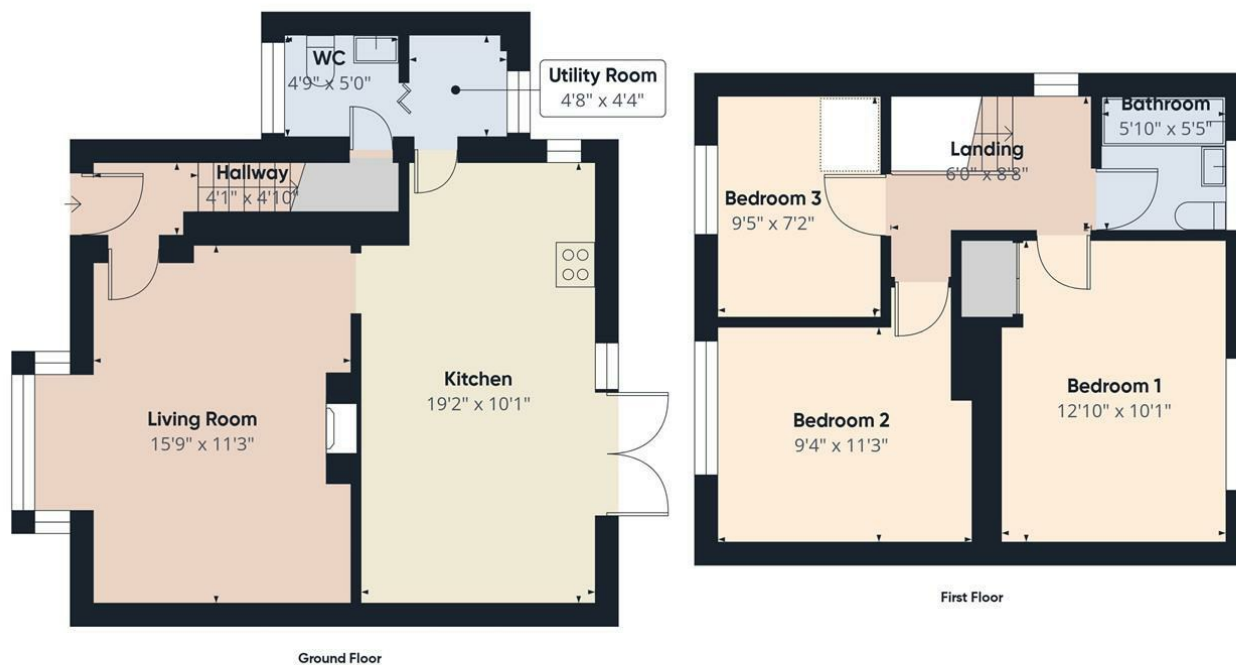
## AGENT NOTES.

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

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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





Approximate total area<sup>m</sup>  
844 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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