



Blenheim Avenue, Brough, HU15 1WX
£280,000


**Philip
Bannister**
Estate & Letting Agents

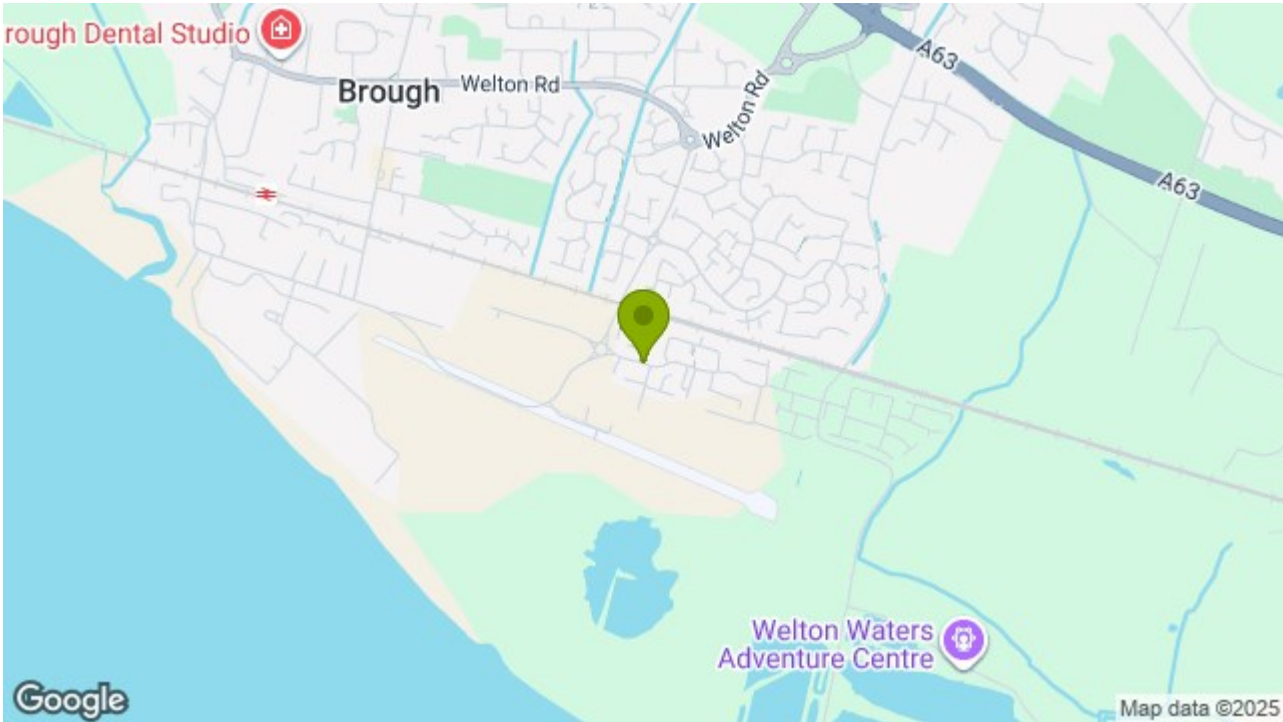
Blenheim Avenue, Brough, HU15 1WX

Key Features

- *** £10,000 DEPOSIT ALLOWANCE ***
- PART EXCHANGE CONSIDERED
- Detached Family Home
- Beautifully Appointed
- Southerly Facing Landscaped Rear Garden
- Solar Panels
- Superb Master Suite
- Desirbale Location
- Off-Street Parking & Garage
- EPC = B

*** £10,000 DEPOSIT ALLOWANCE *** PART EXCHANGE CONSIDERED *** This modern three-bedroom detached family home is presented to the highest standards throughout, offering a stylish blend of contemporary design and comfort. Immaculately decorated, it is truly move-in ready, featuring a fabulous open-plan dining kitchen with sleek fittings, a useful utility room, ground floor WC, and a bright, welcoming living room. Upstairs, the impressive master suite boasts a dressing area and a luxurious en-suite, accompanied by two further well-proportioned bedrooms and a modern shower room. Externally, the property enjoys a beautifully landscaped Southerly facing rear garden, off-street parking, and the convenience of a garage, making it an ideal choice for families seeking both elegance and practicality.

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





BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

GROUND FLOOR;

ENTRANCE HALL

Providing access to the accommodation with stairs off.

LIVING ROOM

A generous living room with karndean flooring, a feature fireplace housing a log burning stove and bay window to the front elevation.

DINING KITCHEN

Superbly appointed dining kitchen with white gloss wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven, Extractor Hood, Fridge/Freezer and an Automatic Dishwasher. Further benefitting from ample dining a bay to the rear with French doors leading to the garden, recessed spotlights and karndean flooring.

UTILITY ROOM

With wall mounted gloss units, laminated work surfaces and a tiled splashback. with plumbing for an automatic washing machine and space for a tumble dryer and karndean flooring.

WC

With a low flush WC, a wash hand basin, window to the side elevation, recessed spotlights and karndean flooring.

FIRST FLOOR;

BEDROOM 1

Superb master bedroom suite, dressing area with fitted wardrobes, recessed spotlights, windows to the front and rear elevations, access to the en-suite.

EN-SUITE

With a three piece suite comprising of a double shower enclosure, a low flush WC and a wash hand basin, Further benefitting from partially tiled walls, recessed spotlights, heated towel rail and a window to the rear elevation.

BEDROOM 2

A bedroom of double proportions with fitted wardrobe and a window to the front elevation.

BEDROOM 3

A bedroom of single proportions with window to the rear elevation.

SHOWER ROOM

With a three piece suite comprising of a walk-in shower, a low flush WC and a wash hand basin. Further benefitting from partially tiled walls, a heated towel rail, recessed spotlights and a window to the rear elevation.

EXTERNAL;

FRONT

A driveway providing ample off-street parking.

REAR

A beautifully landscaped rear garden with a south facing aspect, paved patio area, raised decking, artificially turfed lawn, slate chippings, timber fencing, external power sockets and raised planter beds.

GARAGE

A single garage with electric roller door, light and power supply.

SOLAR PANELS

The property includes 12 solar panels with the system being under warranty until January 2030.

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 replacement PVC double glazed frames.

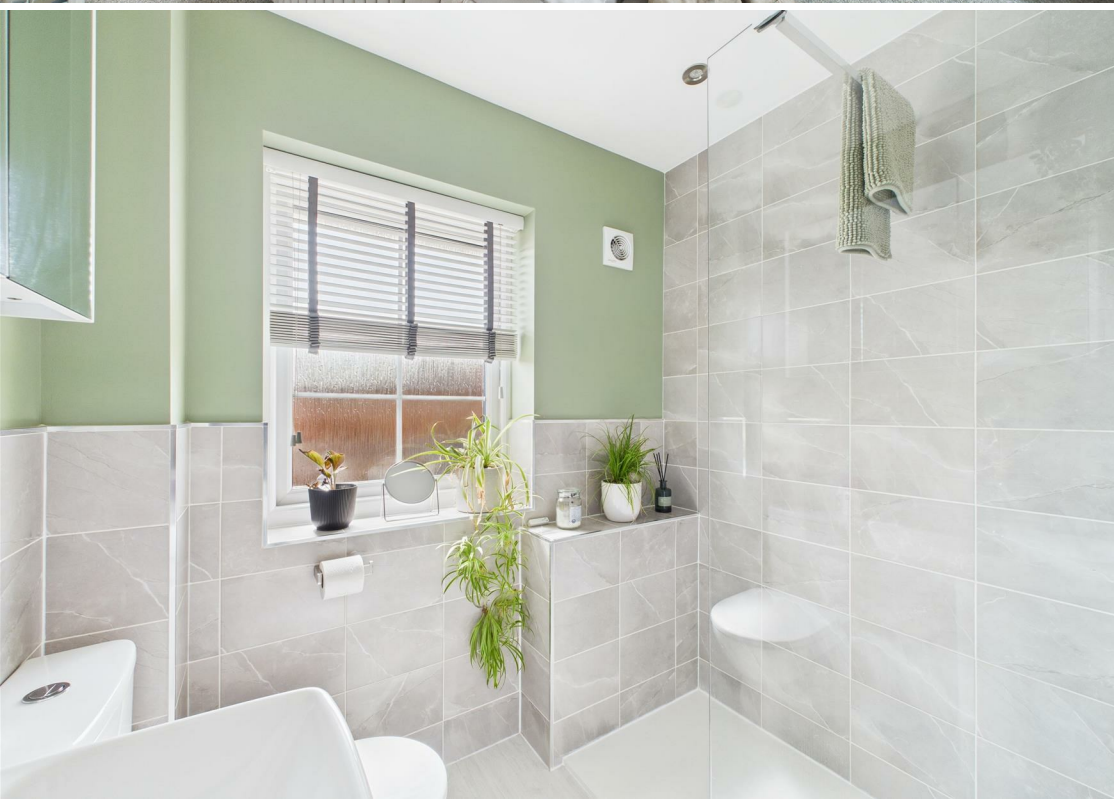
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band D (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.



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.

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 independent 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.

AGENTS NOTES

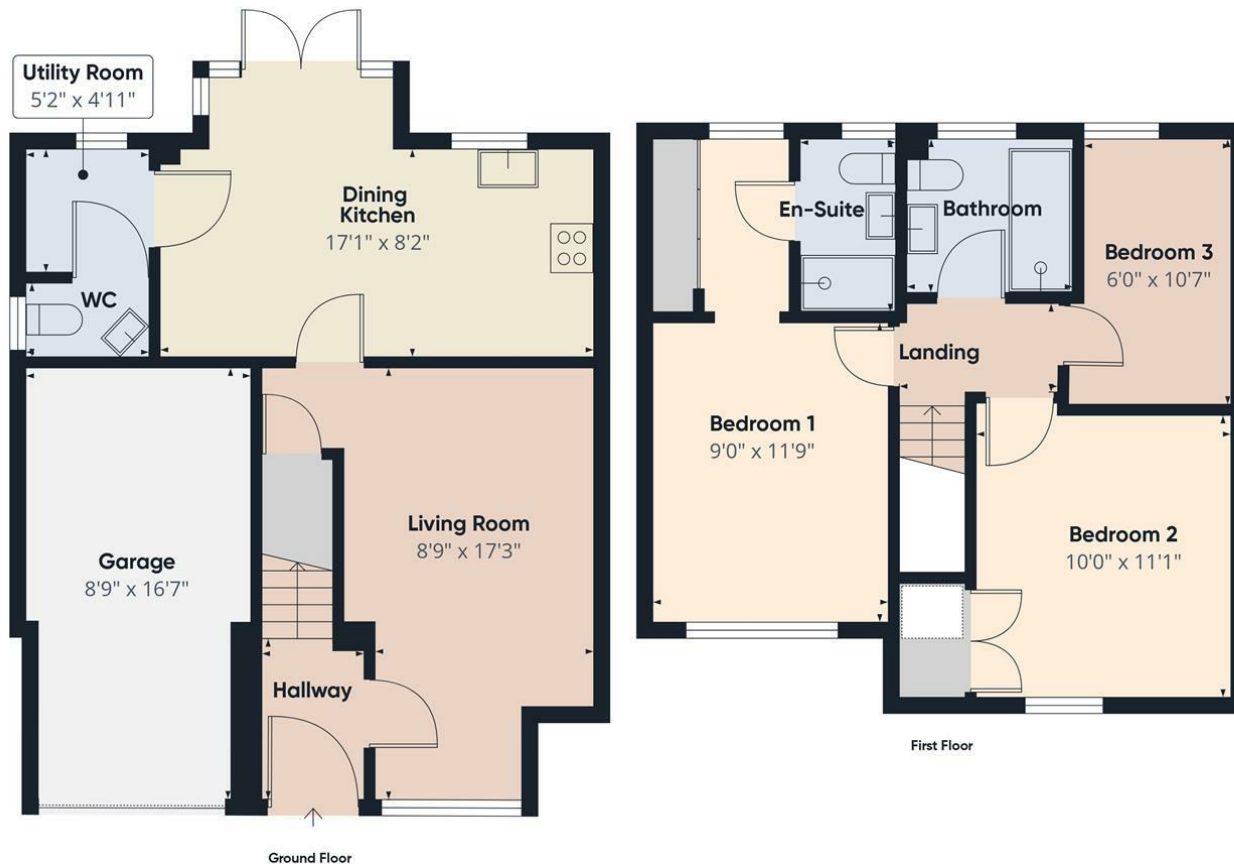
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents

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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area^m
981 ft²

(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.

GIRAFFE360

