



Tudor Close, Brough, HU15 1TY
£290,000


**Philip
Bannister**
Estate & Letting Agents

Tudor Close, Brough, HU15 1TY

Key Features

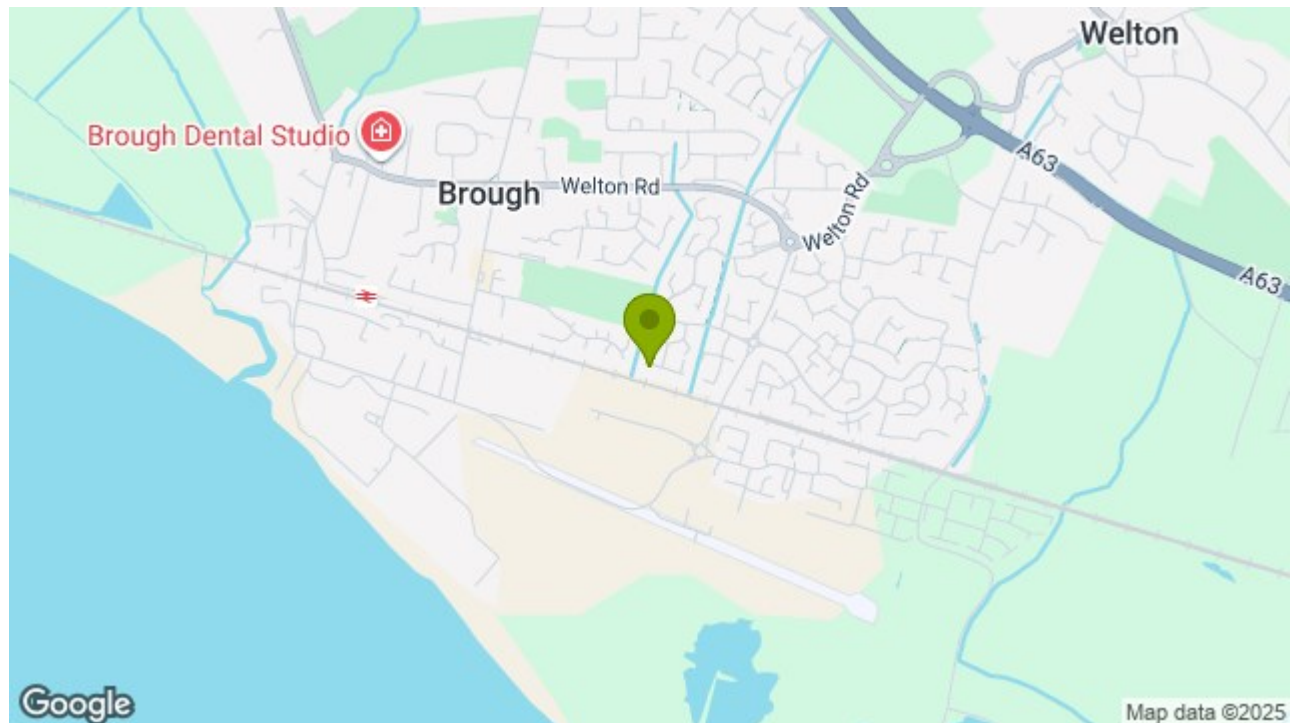
- Modern Town House
- Stunning Kitchen Extension
- Bi-Folding Doors To Private Westerly Garden
- 3 Double Bedrooms
- Extensive Off Street Parking
- 2 En-Suites + Shower Room
- Generous Lounge With Juliet Balcony
- Enviably Corner Plot
- EPC = C
- Council Tax = D

A stunning contemporary end-terrace townhouse, occupying a larger-than-average corner plot and offering a stylish extension to the rear to now offer impressive living across three floors. The ground floor features an eye-catching open-plan living kitchen with contemporary units, integrated appliances, and aluminium bi-fold doors opening onto the rear garden. A welcoming entrance hallway, converted snug and a useful shower room complete the ground floor.

On the first floor, there is a formal lounge with a Juliet balcony overlooking the front elevation, along with a double bedroom to the rear. The top floor provides two further double bedrooms, both benefiting from en-suite facilities.

Externally, a driveway provides enviable off-street parking for several vehicles. The generous garden wraps around the side and rear of the property, with a patio area directly behind the house enjoying a westerly aspect.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	85
(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		





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a built-in cupboard, a staircase leads to the first floor.

SNUG

Converted from the original garage, this versatile space is currently utilised as a play room by the occupants. There is a useful understair cupboard.

N.B. The conversion has been carried out by experienced tradespeople but does not have building regulation approval.

SHOWER ROOM

Fitted with a three piece suite comprising WC, wall hung wash basin and a plumbed shower cubicle with a thermostatic shower. There is half-height tiling and a window to the side elevation.

LIVING KITCHEN

A stunning space that spans the full width of the rear elevation, this impressive room features two sets of bi-fold doors opening out to the paved patio and rear garden, creating a wonderful indoor-outdoor flow. The kitchen is beautifully appointed with an extensive range of contemporary shaker-style wall and base units which are complemented by solid wood block work surfaces and tiled splashbacks. Integrated appliances include a range cooker with a chimney-style extractor hood, slimline dishwasher, fridge, and freezer. At the heart of the room is a central island unit, complete with a Belfast sink,

feature mixer tap, and breakfast bar, this sits beneath a skylight which floods the space with natural light. There is space for a dining table, chairs and a sofa. A travertine floor runs throughout.

FIRST FLOOR

LANDING

With access to the first floor accommodation. A staircase leads to the second floor.

LOUNGE

A spacious front facing reception room with a Juliet balcony and window to the front elevation.

BEDROOM 3

A double bedroom with two windows to the rear elevation.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level.

BEDROOM 2

A good sized double bedroom with two windows to the rear elevation. There is access to a built-in cupboard and a door leading to:

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a plumbed shower cubicle with a thermostatic shower. There are half tiled walls and a window to the side elevation.

BEDROOM 1

A further generous double bedroom with two windows to the front elevation and access to:

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower attachment. There is half-height wall tiling and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property, there is ample parking available on a block-paved driveway, with additional parking provided on a gravelled area running alongside. A sleeper retaining wall with a gravelled bed borders the perimeter fence. A timber gate leads to the side of the property.

SIDE & REAR

The property benefits from gardens to the side and rear, enjoying a desirable westerly aspect at the back. Directly behind the house is an attractive paved patio area, perfect for outdoor dining or relaxing. Adjacent to this is a section laid with bark chippings, ideal for children's play equipment. The garden also features a well-maintained lawn, established planted borders, and is fully enclosed by timber fencing.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

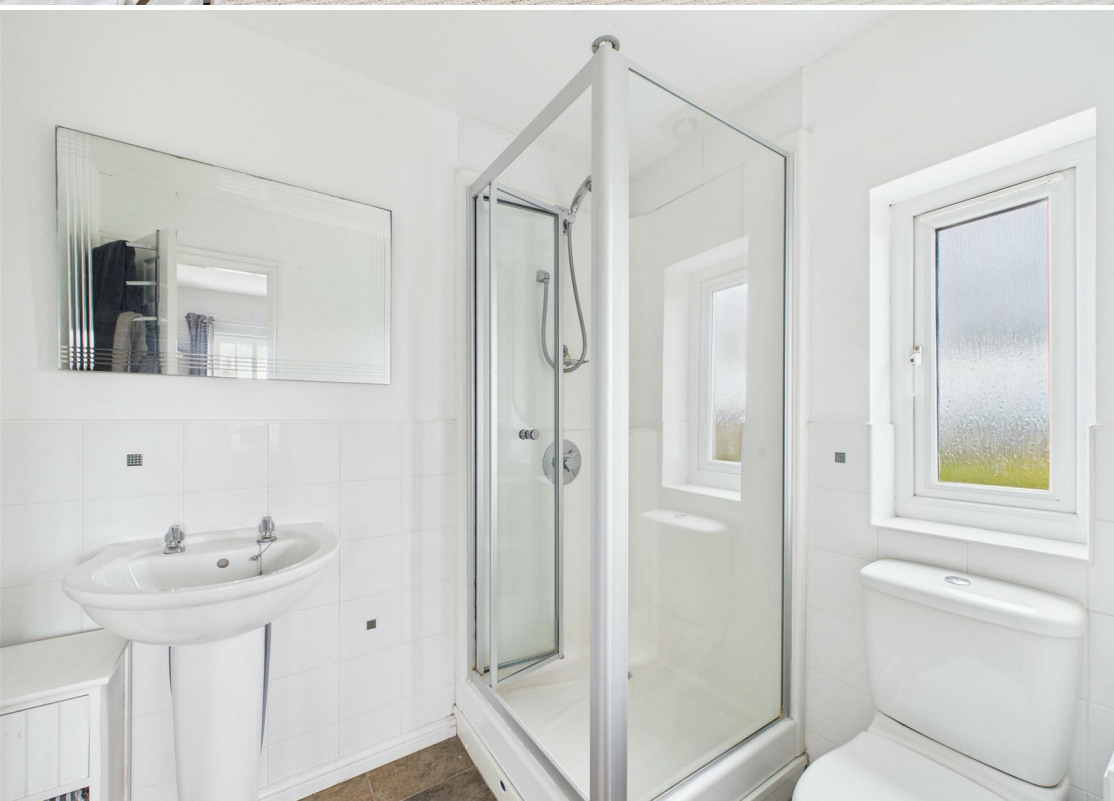
CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

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.

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.

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.

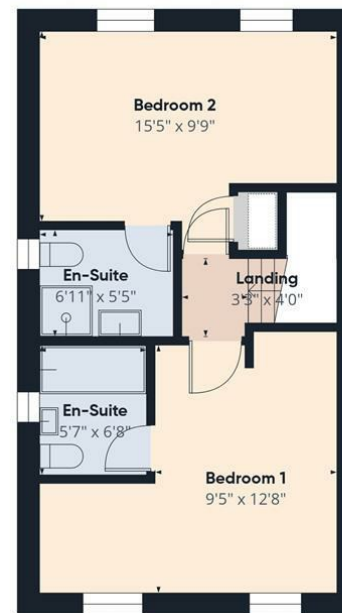
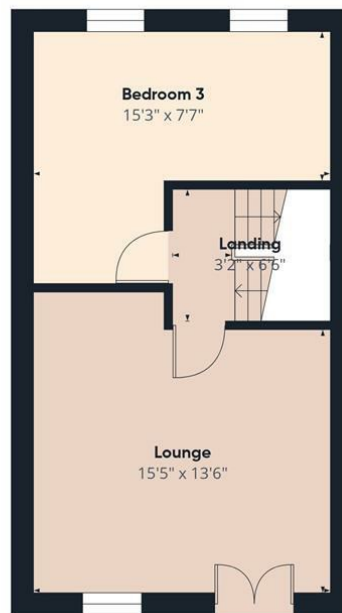
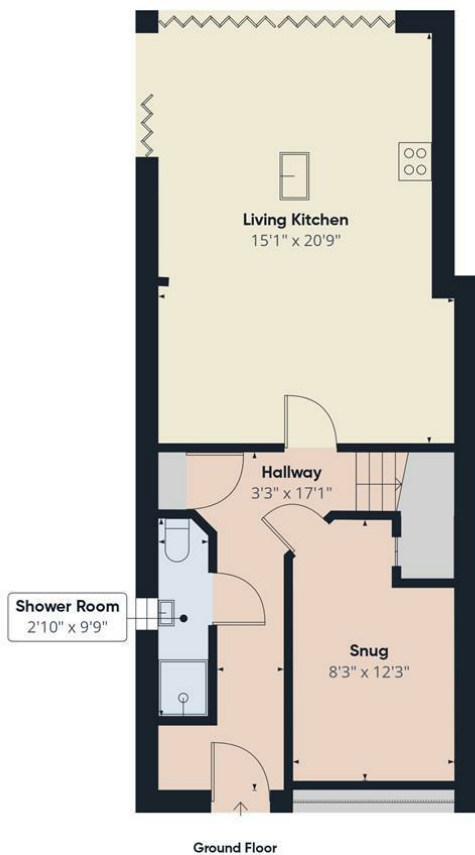
AGENT NOTES.

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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





Approximate total area^m
1351 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.

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