



Aire Close, Brough, HU15 1GJ
£240,000


**Philip
Bannister**
Estate & Letting Agents

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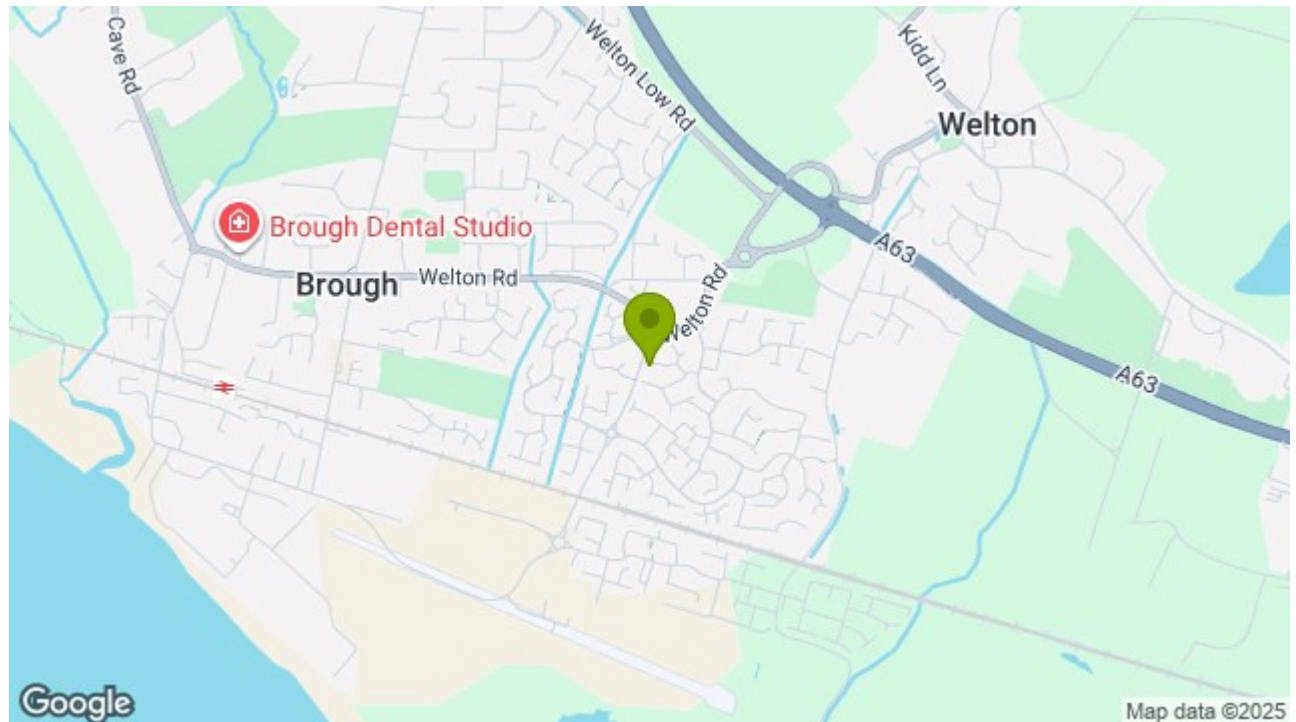
Key Features

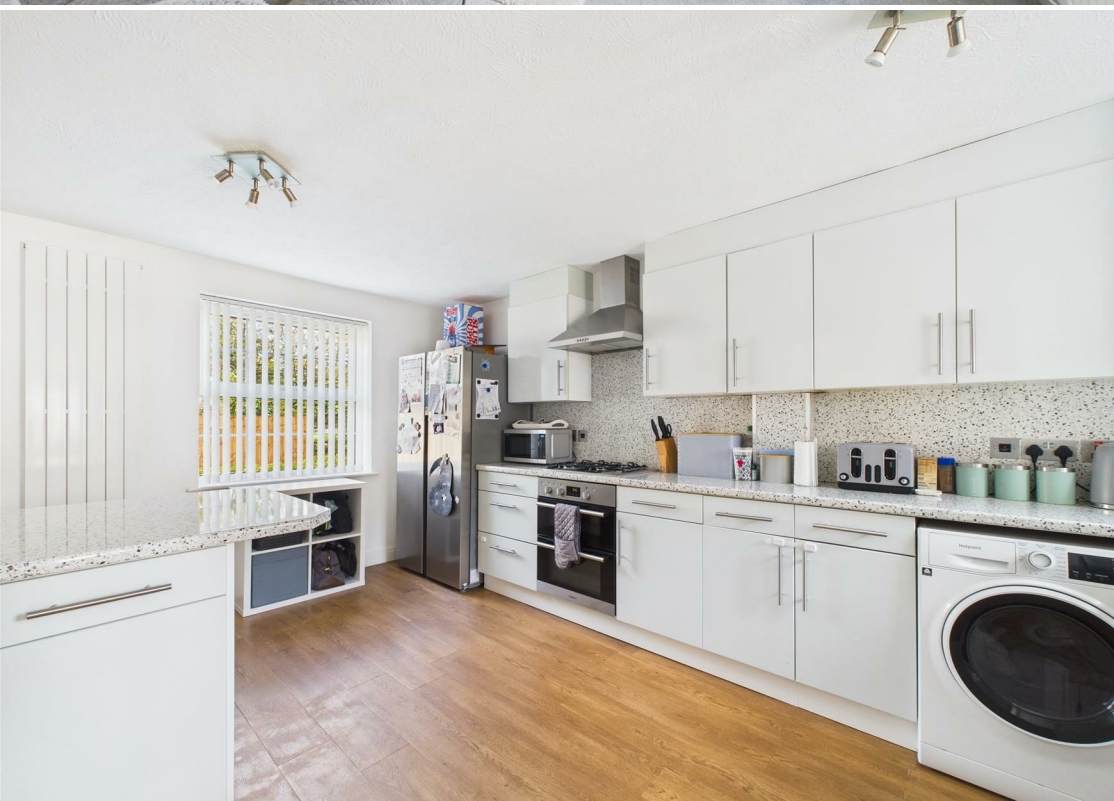
- *** £10,000 DEPOSIT ALLOWANCE ***
- Extended End-House
- 3 Bedrooms
- Fabulous Day Room With Bi-Folding Doors
- Welcoming Lounge With Media Wall
- Fitted Breakfast Kitchen
- En-Suite To Bedroom 1
- Landscaped Gardens
- Converted Garage To Home Office
- EPC = D / Council Tax = C

*** £10,000 DEPOSIT ALLOWANCE *** This beautifully extended end-house is set in a tucked-away cul-de-sac position. The thoughtfully designed accommodation includes a bright and spacious day room at the rear, featuring bi-fold doors that open onto the garden. The modern fitted kitchen comes complete with a breakfast bar, while the welcoming lounge boasts a feature media wall and fireplace. A cloakroom/W.C. completes the ground floor.

Upstairs, there are three well-proportioned bedrooms, including a main bedroom with an en-suite shower room, plus a contemporary family bathroom. Outside, the property benefits from gardens to both the front and rear, along with a side driveway providing access to a garage that has been partially converted into a home office, complete with lighting and power.

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		
	66	82
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The extended accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the accommodation through a residential entrance door. There is a staircase leading to the first floor.

LOUNGE

15'8 x 10'3 (4.78m x 3.12m)

An attractive front facing reception room with a feature media wall and inset electric fire. There is a window to the front elevation and double doors leading to:

DAY ROOM

11'1 x 17'2 (3.38m x 5.23m)

This impressive rear extension offers excellent versatility and has bi-folding doors opening to the rear garden. There are two Velux windows and a door opening to the side of the property.

BREAKFAST KITCHEN

Fitted with a range of modern wall and base units with complementing worksurfaces and matching upstands, one and a half sink and drainer with mixer tap, integrated appliances include an oven, four ring gas hob, extractor over and dishwasher. There is space and plumbing for an automatic washing machine and space for an 'American' style fridge/freezer. There is a breakfast bar with additional cupboard space below. Windows to the front and rear elevations.

CLOAKROOM/WC

Fitted with a WC and pedestal wash basin with a tiled surround.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the rear elevation.

BEDROOM 1

9'5 x 11'4 (2.87m x 3.45m)

A double bedroom with a window to the front elevation.

EN-SUITE

Fitted with a three piece suite comprising WC, inset vanity wash basin and a shower enclosure. There is a tiled surround and a window to the front elevation.

BEDROOM 2

8'7"+recess x 10'2" (2.64m+recess x 3.10m)

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

BEDROOM 3

6'9 x 7' (2.06m x 2.13m)

With a window to the rear elevation.

BATHROOM

Fitted with a three piece white suite comprising WC, pedestal wash basin and a panelled bath. There is splashback tiling, a built-in airing cupboard and a window to the rear elevation.

OUTSIDE

To the front of the property is a lawned garden and a side drive provides parking and leads to the single garage. The landscaped rear garden enjoys a patio area, lawn and timber seating area with inset planting beds. A decked area is to the rear of the garage

OFFICE/STORE

The rear of the garage has been converted to a home office with power and light with the front part of the garage a useful store.

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 C. (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

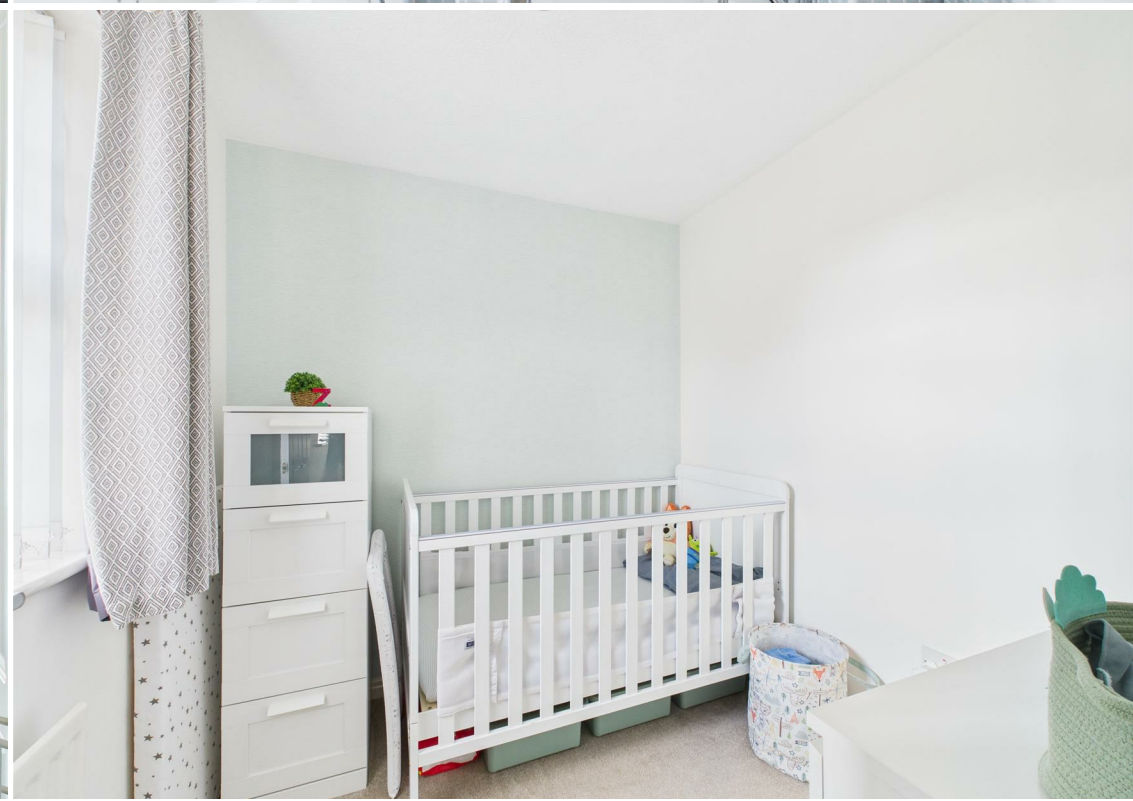
We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.

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 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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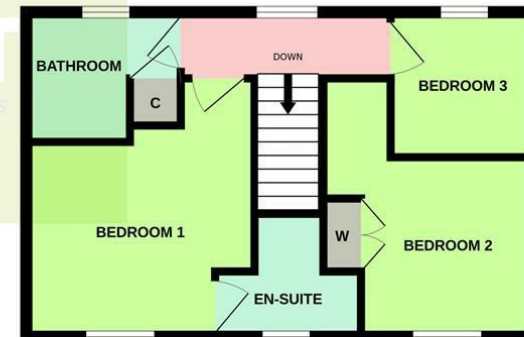
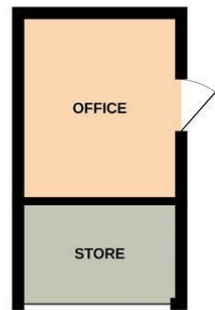
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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



GROUND FLOOR

1ST FLOOR



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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