



Calthwaite Drive, Brough, HU15 1TG
£239,950



Platinum Collection

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NO CHAIN - This spacious and versatile three-storey townhouse is offered to the market with no onward chain. Enjoying a cul-de-sac position and benefiting from a southerly-facing rear garden, the property offers well-planned accommodation throughout.

The ground floor comprises a welcoming entrance hall with cloakroom/WC, a generous dining kitchen, and a fourth bedroom which could equally serve as a home office or playroom.

To the first floor is a sizeable lounge featuring two Juliet balconies, along with a double bedroom. The second floor hosts two further double bedrooms, both with fitted wardrobes, including a principal bedroom with en-suite, as well as a family bathroom.

Externally, the enclosed rear garden enjoys a sunny southerly aspect, while a driveway and garage provide convenient off-road parking.



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Key Features

- NO CHAIN
- Versatile 3 Storey Town House
- 3 / 4 Bedroom Accommodation
- Ground Floor Dining Kitchen
- First Floor Lounge With Two Juliet Balconies
- 3 Double Bedrooms + Ground Floor Bedroom/Study
- En-Suite To Bedroom 1
- Southerly Rear Garden
- Driveway & Garage
- EPC = C / Council Tax = D



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		
	75	81
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 access to the ground floor accommodation and a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and wash basin with a tiled splashback. There is a heated towel rail.

DINING KITCHEN

The dining kitchen is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a sink unit with mixer tap positioned beneath a window to the rear elevation, fitted appliances include a fridge freezer and a freestanding range cooker beneath an extractor hood. There is space and plumbing for an automatic washing machine and a dishwasher. A tiled floor runs throughout, there is space for a dining table and chairs and a door leads to the rear.

BEDROOM 4/OFFICE

A versatile space which could be utilised as a 4th bedroom, office or playroom.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There are two built-in cupboards and a staircase leading to the second floor.

LOUNGE

A spacious reception room with a feature fireplace housing an electric fire. Two sets of double doors open to a Juliet balcony at the rear.

BEDROOM 3

A double bedroom with two windows to the front elevation.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level.

BEDROOM 2

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

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a handheld shower attachment. There is half-height wall tiling.

BEDROOM 1

A third good sized double bedroom with fitted wardrobes and two windows to the rear elevation. There is access to:

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a thermostatic shower and tiled inset. There is half-height wall tiling and a heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a small gravelled

area with planting and a footpath leading to the entrance door.

REAR

The rear garden enjoys a southerly aspect and is mainly laid to lawn. There is a patio area adjoining the property and a further patio towards the bottom of the garden. Established planting beds flank the lawn and there is gated access at the bottom of the garden.

DRIVEWAY & GARAGE

A driveway provides off street parking and leads to a brick-built garage with up and over door.

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.



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.

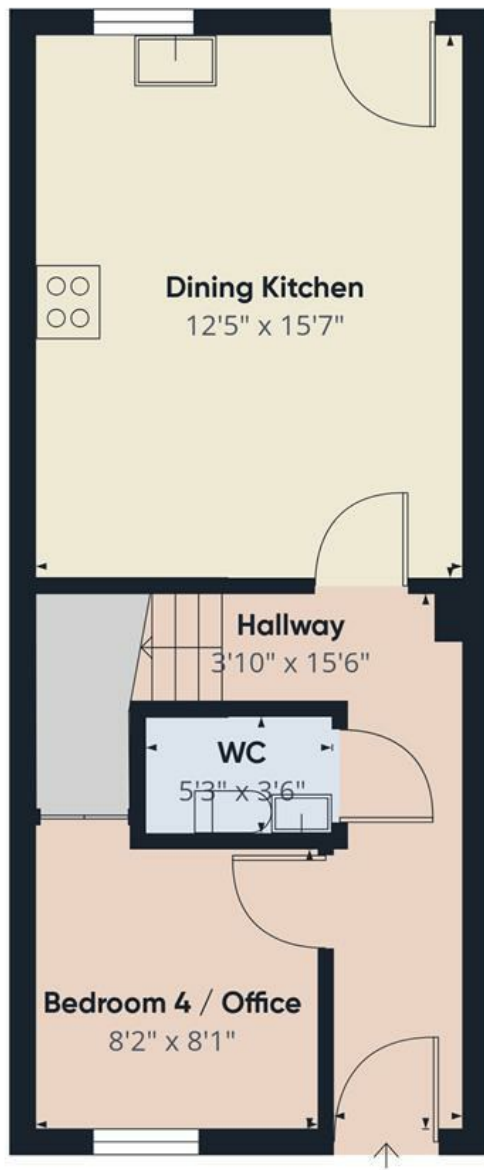
AGENT NOTES.

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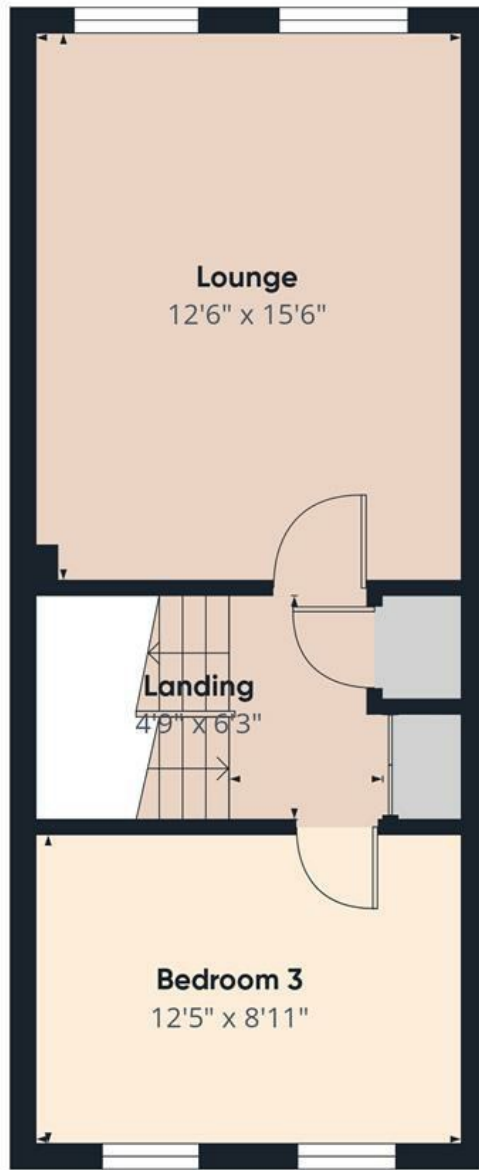
they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, 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 NTSTEAT 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



First Floor



Floor 2



Approximate total area⁽¹⁾
1081 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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