



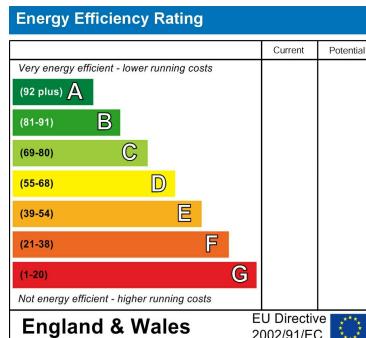
Centurion Way, Brough, HU15 1DF
£195,000

Philip
Bannister
Estate & Letting Agents

Centurion Way, Brough, HU15 1DF

Key Features

- Semi-Detached Home
- 3 Bedrooms
- Private Southerly Rear Garden
- Stylish Modern Bathroom
- Kitchen Opening To Dining Room
- Front Facing Lounge
- Side Driveway & Detached Garage
- Cul-De-Sac Location
- EPC = TBC
- Council Tax = C



A much-loved three-bedroom semi-detached home, pleasantly tucked away within a secluded cul-de-sac while still offering convenient access to local amenities. The property benefits from a private southerly-facing rear garden, a side driveway, and a detached garage, making it an ideal choice for families or those seeking a secluded yet well-connected setting.

Internally, the accommodation comprises an entrance hall, a welcoming front-facing lounge, and a kitchen with adjoining dining area featuring sliding patio doors opening onto the rear garden. To the first floor are three bedrooms and a stylish family bathroom. Neutrally decorated throughout, the home is ready to move into while offering the perfect blank canvas for a buyer to add their own personal touches.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE

Allowing access to the property through a residential entrance door, an internal door leads to:

LOUNGE

An well appointed front facing reception room with a bow window and a feature fireplace housing a gas fire within a timber surround. A staircase leads to the first floor with a useful storage cupboard beneath.

DINING ROOM

With ample space for a dining room table and chairs, sliding patio doors open to the rear garden and an archway leads to:

KITCHEN

With a range of wall and base units mounted with complementary worksurfaces, there is a stainless steel sink unit beneath a window to the rear, space and plumbing for an automatic washing machine, space for a free-standing cooker and space for a larder fridge freezer.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with a window to the front elevation, recessed space for wardrobes and a built-in cupboard sits above the stairwell.

BEDROOM 2

A good sized second bedroom with a window to the rear elevation.

BEDROOM 3

With a window to the rear elevation.

BATHROOM

The modern bathroom is fitted with a three piece suite comprising WC and vanity wash basin within a fixed unit, a panelled bath has central mixer tap, glazed screen and a thermostatic shower above. There is a window to the side elevation, partial wall tiling and a heated towel rail.

OUTSIDE

To the front of the property is a lawned a garden with established shrubbery. The rear garden enjoys a southerly aspect and has a paved patio adjacent to the property, lawn and decorative slate seating area. There is timber fencing and a footpath leading to the garage.

DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to a detached brick built garage. There garage features an up and over door, light and power. There is also a personnel door to the side.

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.

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 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





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Approximate total area⁽¹⁾

807 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces.

Reduced headroom

..... Below 5 ft

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

GIRAFFE 360



Philip Bannister
 Estate & Letting Agents