



Common Lane, Brough, HU15 1PT
£340,000


**Philip
Bannister**
Estate & Letting Agents

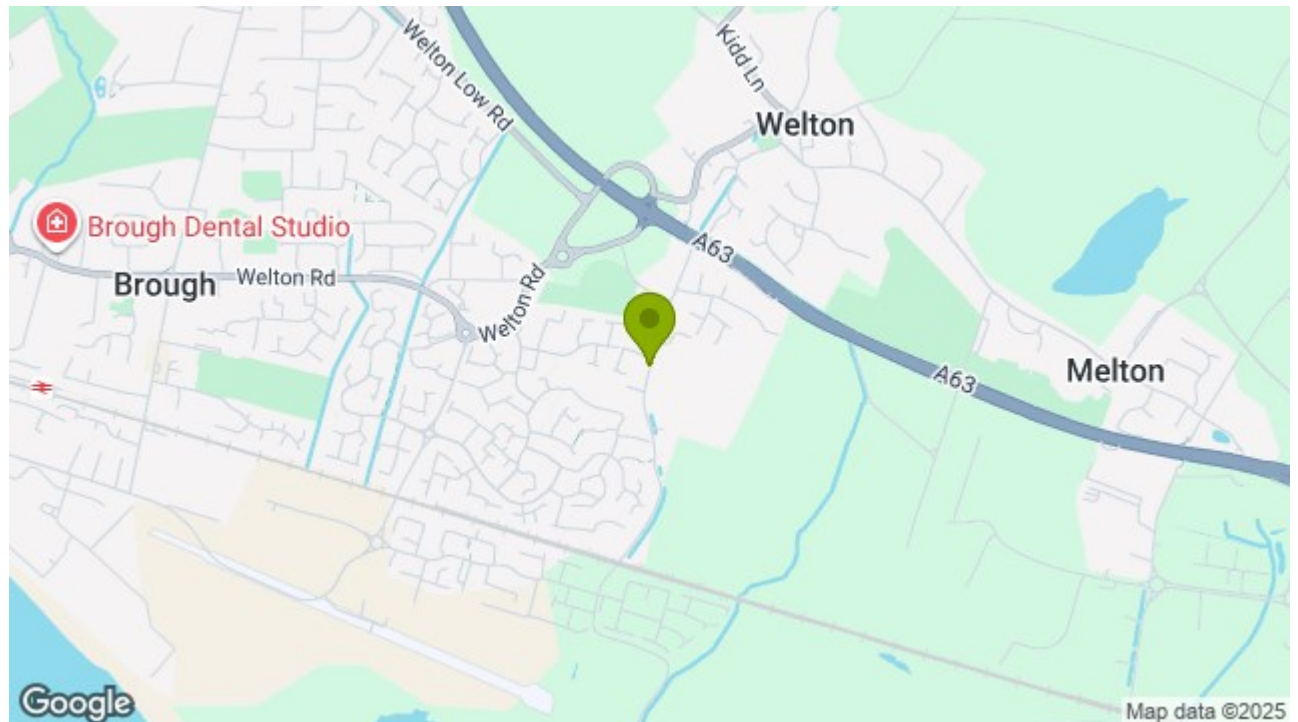
Common Lane, Brough, HU15 1PT

This beautifully presented semi-detached three-bedroom property has recently undergone a full refurbishment, creating the perfect family home. Boasting a stylish and modern finish throughout, it features a stunning dining kitchen and a contemporary bathroom suite. The home offers generous, well-proportioned living spaces, complemented by a larger-than-average rear garden, ample off-street parking, and a garage, making it an ideal blend of comfort, style, and practicality for family living.

Key Features

- No Onward Chain
- Semi-Detached Family Home
- Newly Refurbished
- Fabulous Dining kitchen
- Generously Proportioned Bedrooms
- Contemporary Bathroom
- Ample Off-Street Parking & Garage
- Sought-After Location
- Rarely Available
- EPC =

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		





ACCOMMODATION;

The property is arranged over two floors and comprises of

GROUND FLOOR;

ENTRANCE HALL

A welcoming entrance hall providing access to the accommodation.

LIVING ROOM

A generous living room with recessed spotlights and a window to the front elevation.

DINING KITCHEN

A stunning newly fitted dining kitchen with light grey wall and base units, laminated work surfaces with splashback and a kitchen island. Integrated appliances include a Fridge/Freezer, Electric Double Oven and an Automatic Dishwasher with further plumbing provisions for an Automatic Washing Machine. Further benefitting from luxury flooring, recessed spotlights and bi-folding rear doors creating a fabulous aspect over the rear garden.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with recessed spotlights and a window to the front elevation.

BEDROOM 2

A further bedroom of double proportions with recessed spotlights, a storage cupboard and a window to the rear elevation.

BEDROOM 3

A generous single bedroom with window to the front elevation.

BATHROOM

Superb newly fitted contemporary bathroom with a three piece suite comprising of a panelled bath with overhead rainfall shower, a low flush WC and a vanity wash hand basin. Further benefitting from tiled walls, recessed spotlights, a heated towel rail and a window to the rear elevation.

EXTERNAL;

FRONT

A resin-set driveway providing ample off-street parking, shaped front lawn and hedging providing privacy.

REAR

A larger than average rear garden with shaped lawn, garden shed, greenhouse and resin footpath.

GARAGE

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 C (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.

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.

TENURE

We understand that the property is Freehold.

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.

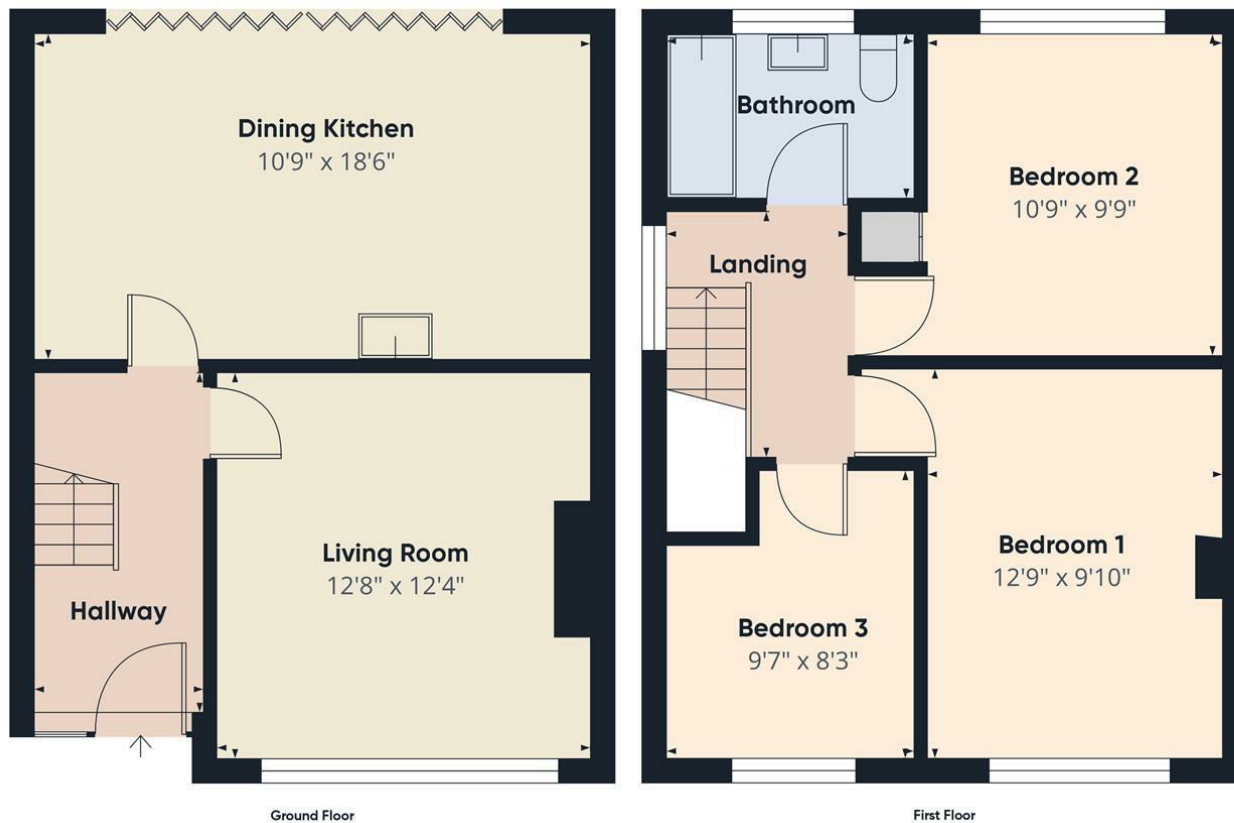
AGENTS NOTES



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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
837 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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