



Cohort Close, Brough, HU15 1SZ
Offers Over £274,000

Philip
Bannister
Estate & Letting Agents

Cohort Close, Brough, HU15 1SZ

Key Features

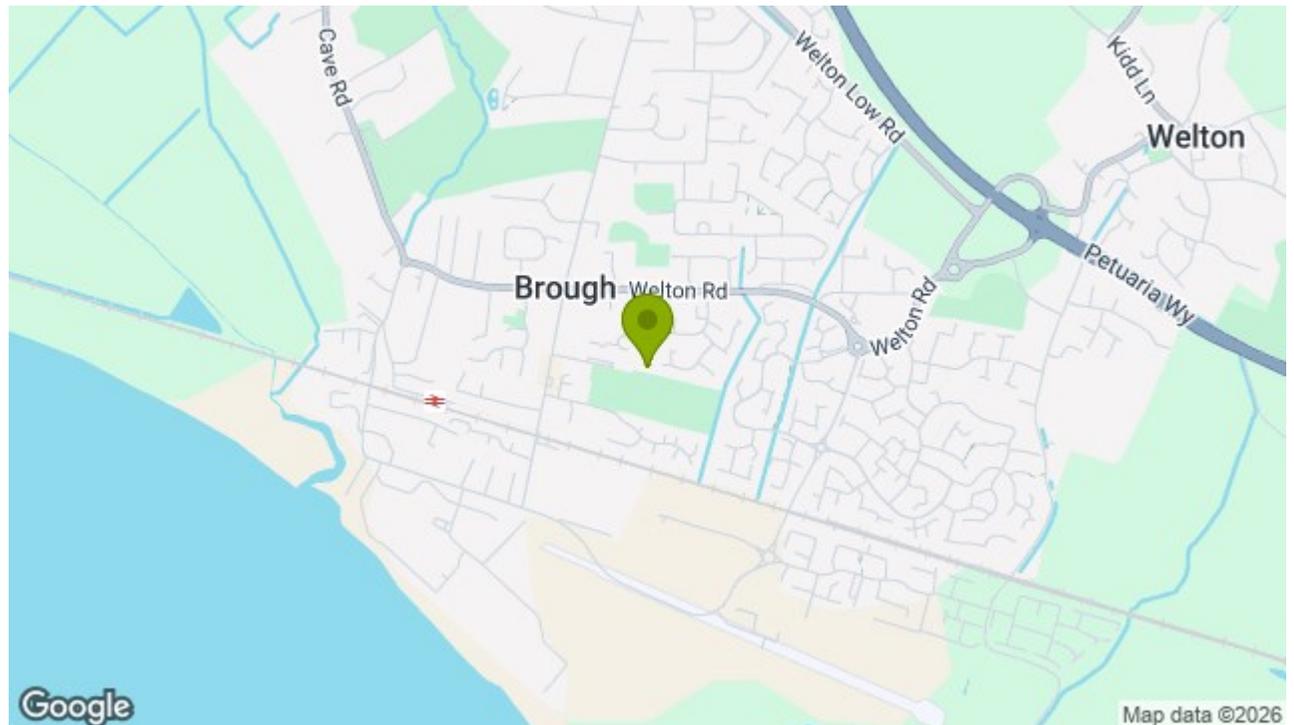
- Detached Family Home
- Private Southerly Garden
- 3 Double Bedrooms
- 2 Reception Rooms
- Modern En-Suite & Bathroom
- Fitted Kitchen With Appliances
- Driveway Parking & Garage
- Convenient Cul-De-Sac Position
- EPC = TBC
- Council Tax = D

This well-presented three double bedroom detached family home offers spacious and comfortable living in a desirable setting. Boasting a private southerly-facing rear garden, the property features a welcoming entrance hall with cloakroom/WC, a bright bay-fronted lounge opening to a dining room, and a modern fitted kitchen complete with integrated appliances.

Upstairs, the home comprises three generously sized double bedrooms (two fitted), including a primary bedroom with stylish en-suite, and a contemporary family bathroom.

Externally, the property benefits from a gated side driveway, leading to a detached garage, a front garden, and a beautifully established rear garden.

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		
	70	83
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the front of the property beneath a storm porch, a residential entrance door leads to the accommodation. A staircase leads to the first floor with internal doors leading to the ground floor accommodation.

CLOAKROOM/WC

Positioned off the entrance hall, fitted with a WC and wash basin.

LOUNGE

13'9" + Bay x 10'10" (4.19 + Bay x 3.30)

The spacious bay fronted lounge features a central feature fireplace installed with a living flame gas fire and attractive hearth and mantle. An archway opens to:

DINING ROOM

7'10" x 10'10" (2.39 x 3.30)

With ample space for a dining suite, a pair of French doors allow natural light and open to the rear patio.

KITCHEN

15'5" x 9'1" (4.70 x 2.77)

Fitted with a comprehensive range of high gloss wall and base units which are mounted with contrasting worksurfaces. A composite sink unit sits beneath a window to the rear elevation, integral appliances include a double oven/grill, gas hob beneath a concealed extractor hood, microwave, dishwasher and washing machine. There is tiling to the floor and a door leading to the side driveway.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

12'3" x 10'11" (3.73 x 3.33)

A good sized double bedroom with a range of fitted furniture to include wardrobes, drawers, bedside cabinets and a dressing table. There is a window to the front elevation and access to en-suite facilities.

EN-SUITE

The modern en-suite is of excellent proportions and features a WC, wash basin and a large walk-in shower with a thermostatic shower and tiled inset. There is tiling to the walls and a window to the front elevation.

BEDROOM 2

9'5" x 10'11" (2.87 x 3.33)

A second double bedroom with fitted wardrobes and a dressing table. There is a window to the rear elevation.

BEDROOM 3

6'6" x 8'11" (1.98 x 2.72)

A third double bedroom with a window to the rear elevation.

BATHROOM

A modern family bathroom fitted with a WC, wash basin and a shaped bath with matching screen and mixer shower over. There is tiling to the walls and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden with associated shrubs. A gravelled area and footpath lead to the entrance door.

REAR

The established rear garden offers excellent privacy and a southerly orientation. It features a large patio area adjoining the property with a lawned garden beyond. There are planting beds to the perimeter and a timber shed to one corner and a further potting shed positioned to the rear of the garage.

DRIVEWAY & GARAGE

A gated side driveway provides off street parking and leads to a detached garage with up and over door, light and power.

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 - Council Tax Band 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 - Price to include carpets, curtains & blinds.

TENURE

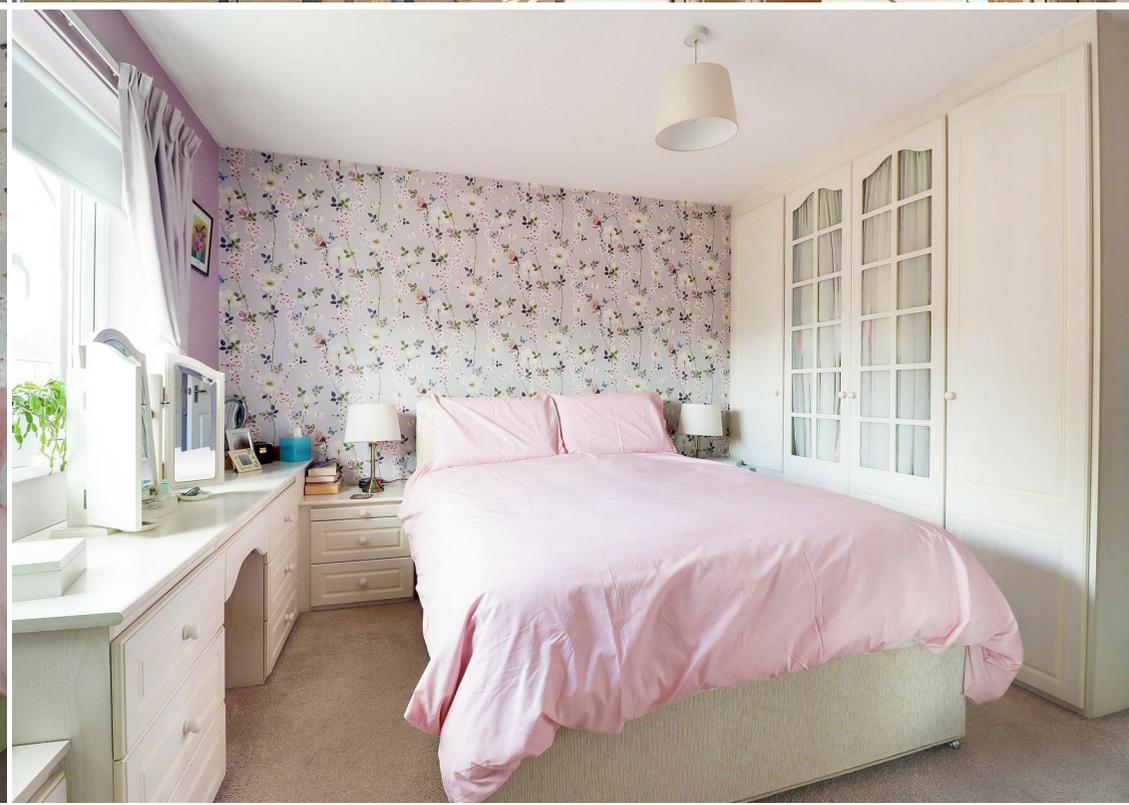
We understand that the property is Freehold.

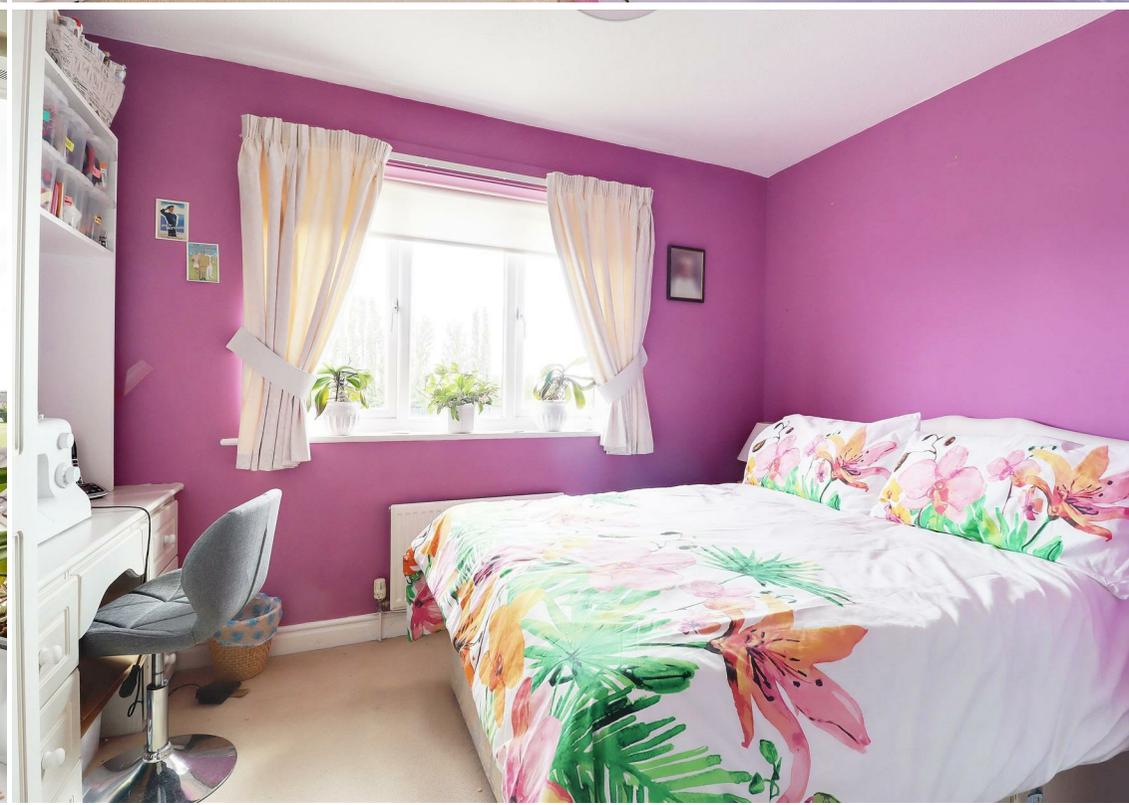
VIEWINGS

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.

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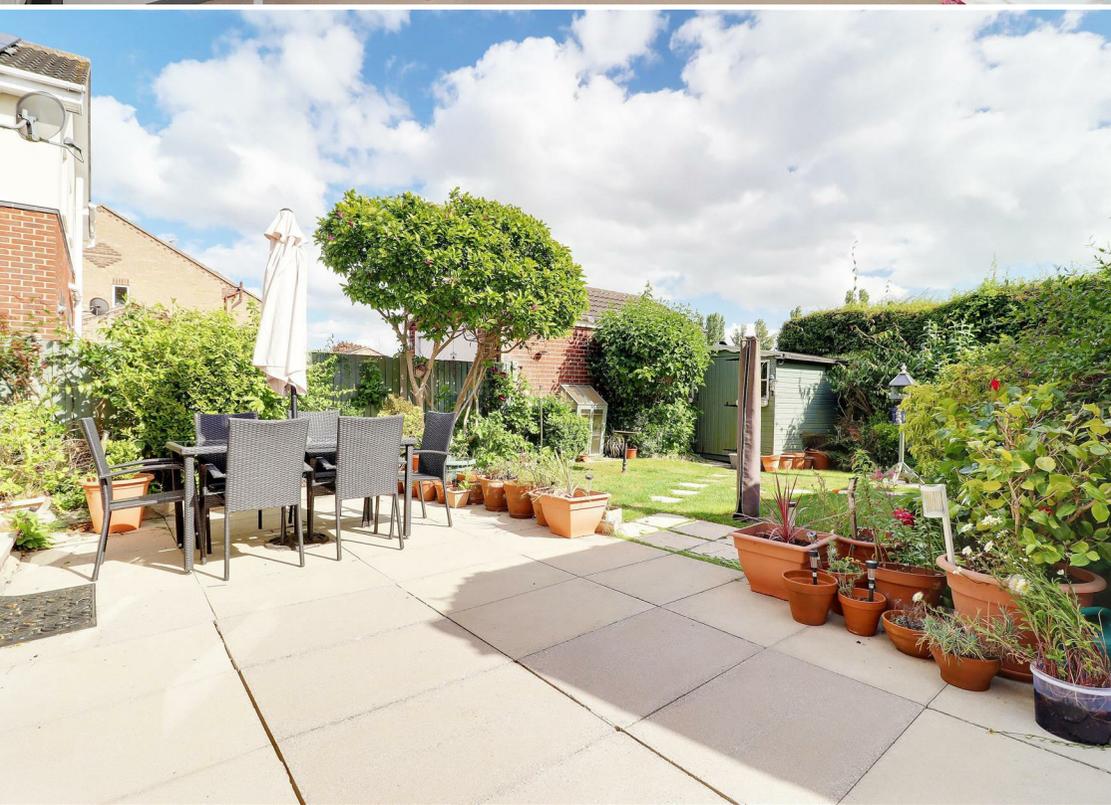
information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars 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 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

AML.

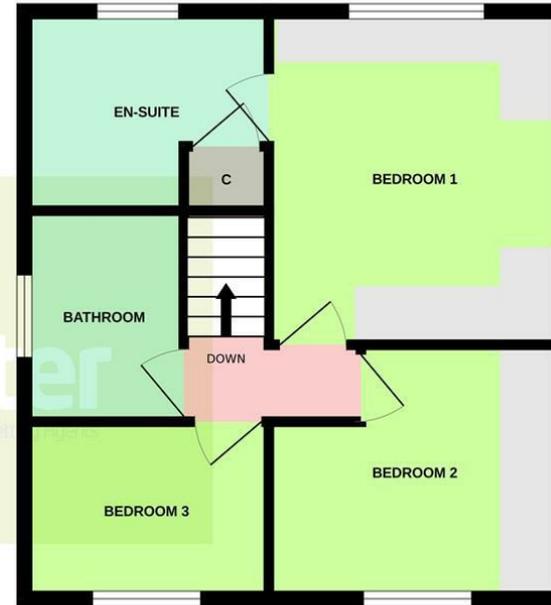
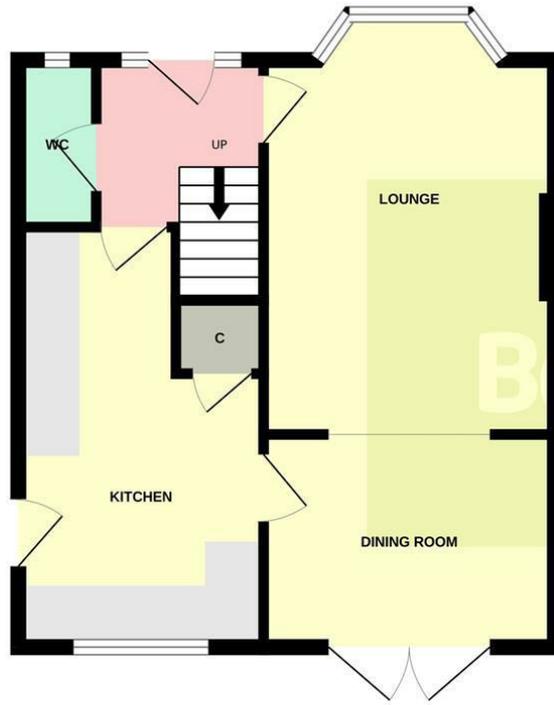
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the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.



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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