## Myrtle Way, Brough, HU15 1SR

£225,000

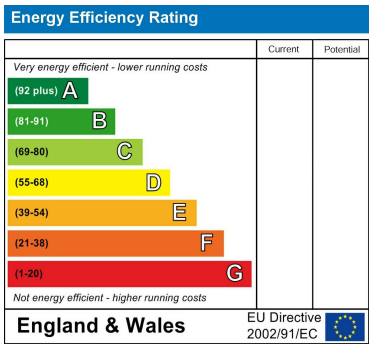
Philip Bannister
Estate & Letting Agents

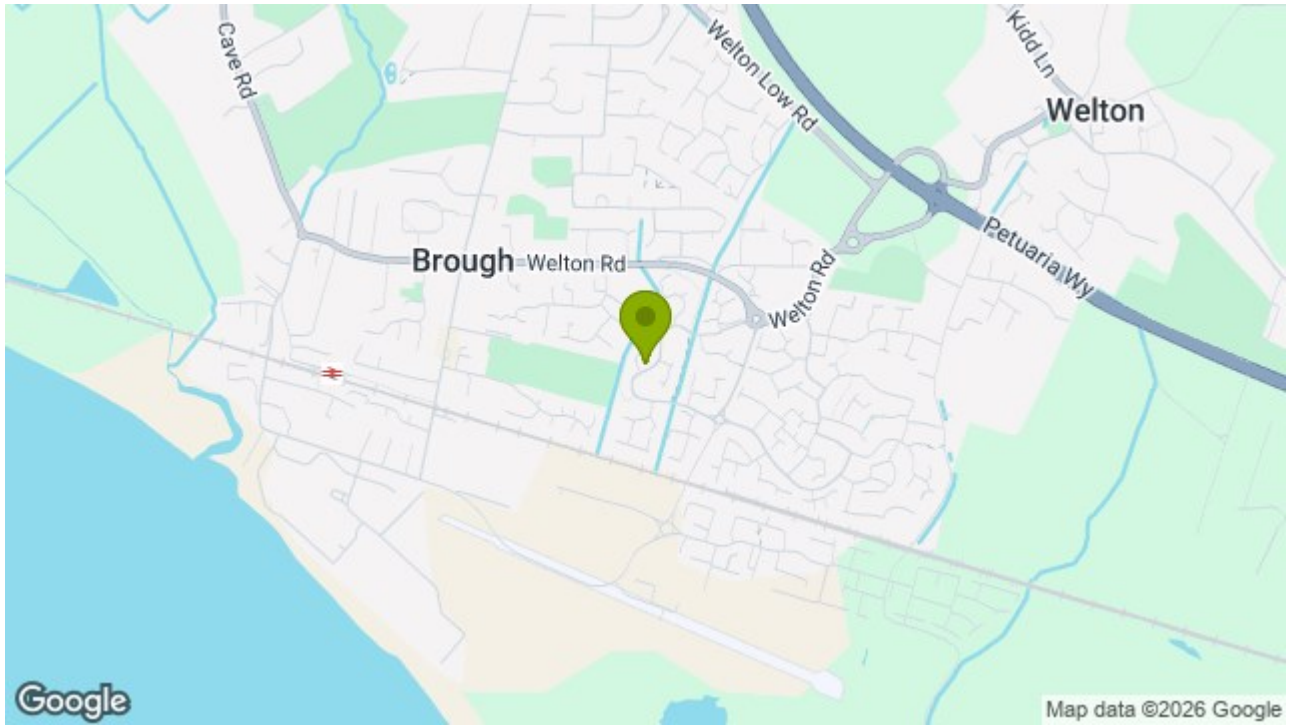
# Myrtle Way,
# Brough, HU15 1SR

A beautifully presented and versatile family home arranged over three floors, featuring an impressive breakfast kitchen with central island, spacious lounge with French doors to the garden, principal bedroom suite with dressing area and en-suite, further generous bedrooms, a private landscaped rear garden, garage and dedicated off-street parking.

## Key Features

- Townhouse Style Home
- 3 Double Bedrooms
- Stunning Breakfast Kitchen
- Beautifully Presneted Throughout
- Fabulous Rear Garden
- Off-Street Parking & Garage
- Desirable Location
- EPC =



## BROUGH
The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

## GROUND FLOOR;

## BREAKFAST KITCHEN
A superbly appointed breakfast kitchen fitted with an extensive range of contemporary Shaker-style units complemented by timber work surfaces and a substantial central island incorporating a breakfast bar and additional storage. Integrated appliances include a dishwasher, a fridge/freezer, together with a gas hob, electric oven and extractor. The room offers excellent preparation and storage space with ample room for informal dining, creating a bright and highly practical heart of the home.

## LIVING ROOM
A generously proportioned living room providing an inviting and comfortable living space, centred around a feature fireplace with freestanding stove and timber mantle, complemented by recessed display shelving. French doors with glazed side panels open directly onto the rear garden, allowing plenty of natural light and creating an attractive connection between the house and outdoor space.

## FIRST FLOOR;

## BEDROOM 2
A generously proportioned double bedroom, well presented throughout and benefiting from two windows providing plenty of natural light. A feature panelled wall creates an attractive focal point, while the room offers ample space for a range of bedroom furniture and a dedicated study area if required.

## BEDROOM 3
A generously proportioned bedroom, currently utilised as an additional living and games room, demonstrating the excellent versatility of the accommodation. With ample space for bedroom furniture, the room could easily be reinstated as a comfortable double bedroom.

## BATHROOM
A well-presented family bathroom fitted with a three-piece suite comprising panelled bath with shower over, WC and wash hand basin. Complementary part-tiled walls and a practical, neutral finish complete the room.

## SECOND FLOOR;

## BEDROOM 1
A spacious and beautifully presented principal bedroom offering generous proportions. The room provides ample space for a range of bedroom furniture and enjoys direct access to a dedicated dressing area and en-suite, creating an impressive and well-planned master suite.

## DRESSING AREA
A useful dressing area fitted with a range of wardrobes providing excellent storage, with natural light from a Velux window. A loft hatch provides access to the roof space, while the area connects conveniently with the master bedroom and en-suite.

## EN-SUITE
A well-appointed en-suite shower room comprising a glazed shower enclosure, WC and wash hand basin with fitted storage beneath. Complementary tiling and a Velux window provide a bright and practical finish.

## EXTERNAL;

## REAR
A beautifully maintained rear garden enjoying a good degree of privacy, with a paved terrace immediately adjoining the property providing an ideal space for outdoor dining and entertaining. Beyond is a neatly kept lawn with established planting and attractive borders, all enclosed by timber fencing to create a pleasant and easily managed outdoor setting.

## GARAGE
A useful single garage with up-and-over door, light and power supply, together with a personnel door providing access to the rear. A dedicated parking space is positioned directly in front of the garage, providing convenient off-street parking.

## 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 D (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

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete 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.

## TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

## 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

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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

MAN CAVE

BATHROOM

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