



Hanover Drive, Brough, HU15 1TW
£240,000



Platinum Collection

Hanover Drive, Brough, HU15 1TW

A beautifully presented semi-detached townhouse offering well-maintained accommodation arranged over three floors.

Enjoying a desirable westerly-facing rear garden, the property features an entrance hall, a front-facing lounge, and a modern dining kitchen to the rear with French doors opening onto the garden. A convenient cloakroom/WC completes the ground floor.

The first floor comprises two spacious double bedrooms and a family bathroom. Occupying the entire second floor is an impressive principal bedroom suite, featuring a generously sized bedroom and a stylish en-suite shower room.

Externally, the property benefits from a private driveway to the side, a single garage, and an attractive rear garden enjoying afternoon and evening sun.



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Key Features

- Semi-Detached Town House
- 3 Double Bedrooms
- Fabulous 2nd Floor Suite
- Modern Dining Kitchen
- Ground Floor Cloakroom/WC
- Westerly Rear Garden
- Side 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		
	74	85
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A residential entrance door allows access to the property. There is a staircase leading to the first floor.

LOUNGE

A front facing reception room with a window to the front elevation. There is ample space for a living room suite.

DINING KITCHEN

A well appointed dining kitchen which is fitted with a comprehensive range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, integral appliances include an electric oven, gas hob beneath an extractor hood and a washing machine. There is a tiled floor, window to the rear and a bay which has French doors leading to the garden.

CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and wash basin. There is a continuation of the tiled flooring.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level and staircase to the second floor.

BEDROOM 3

11'0" x 11'8" (3.35 x 3.56)

This 'L' shaped double bedroom features a wall of fitted wardrobes and two windows to the front elevation.

BEDROOM 2

10'0" x 11'8" (3.05 x 3.56)

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

BATHROOM

Fitted with a three piece white suite comprising WC, pedestal wash basin and panelled bath with hand-held mixer shower. There is half-height wall tiling.

SECOND FLOOR

LANDING

With internal door to:

BEDROOM 1

A large primary bedroom suite which spans the second floor. There is a dormer window to the front and access to a storage cupboard.

EN-SUITE

A contemporary en-suite which is fitted with a WC, pedestal wash basin and a corner shower cubicle with a thermostatic shower. There is half height wall tiling and a Velux window.

OUTSIDE

FRONT

To the front of the property there is a gravel garden and a footpath which leads to the property. There is a storm porch and external storage cupboard.

REAR

The rear garden enjoys a westerly aspect and offers relative privacy. There is a decked terrace adjoining the property with a lawned garden beyond. A greenhouse sits to the rear of the garage and there is gated access from the front.

DRIVEWAY & GARAGE

To the side of the property there is a block paved driveway providing off street parking and leading to a garage. The garage features an up and over door to the front elevation, light and power supply.

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.

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.

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.

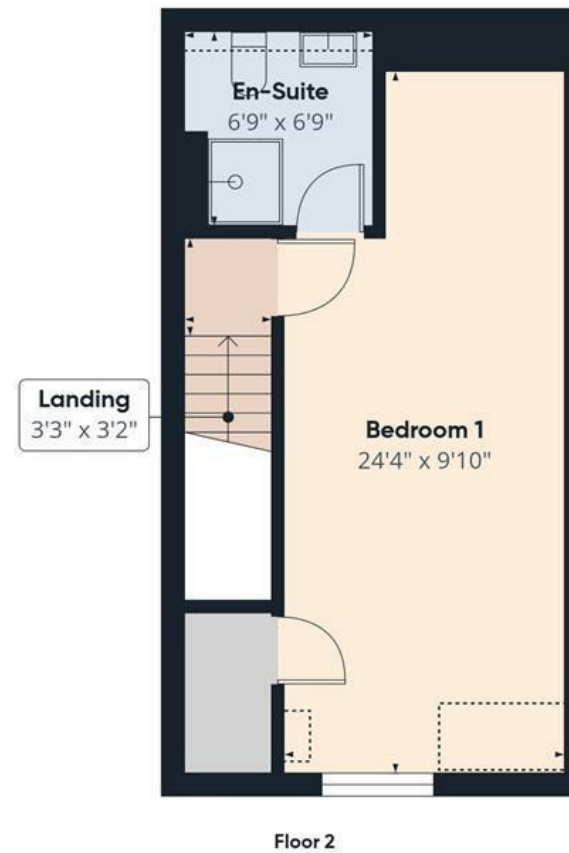
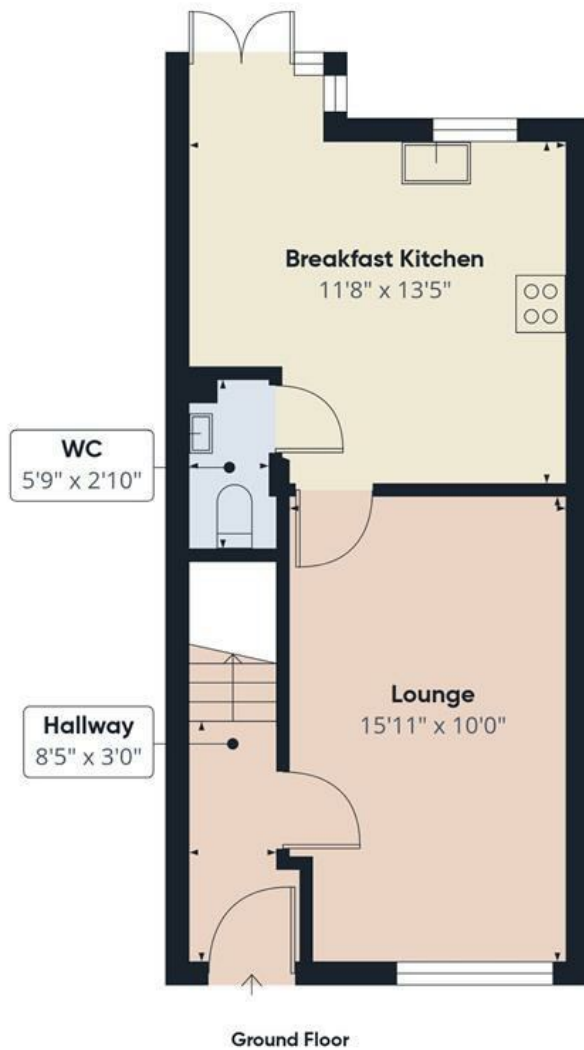
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 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







Approximate total area⁽¹⁾
1000 ft²

Reduced headroom
16 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.

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