



Wold View, Brough, HU15 1DB
£190,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- *** £5000 DEPOSIT ALLOWANCE ***
- Extended Semi-Detached Home
- 4 Bedrooms
- Southerly Rear Garden
- Full Width Breakfast Kitchen
- Useful Study Space
- Ideal First Time Buyer / Upsizer
- Council Tax = A
- EPC =TBC

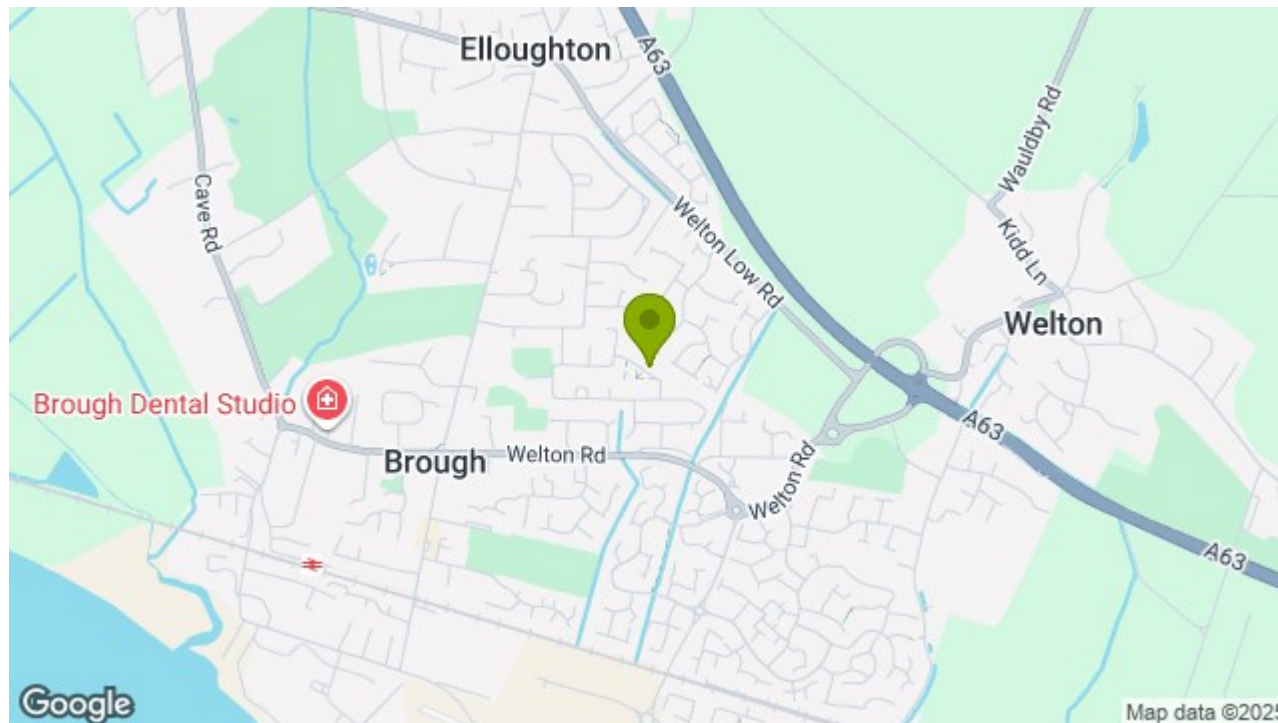
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

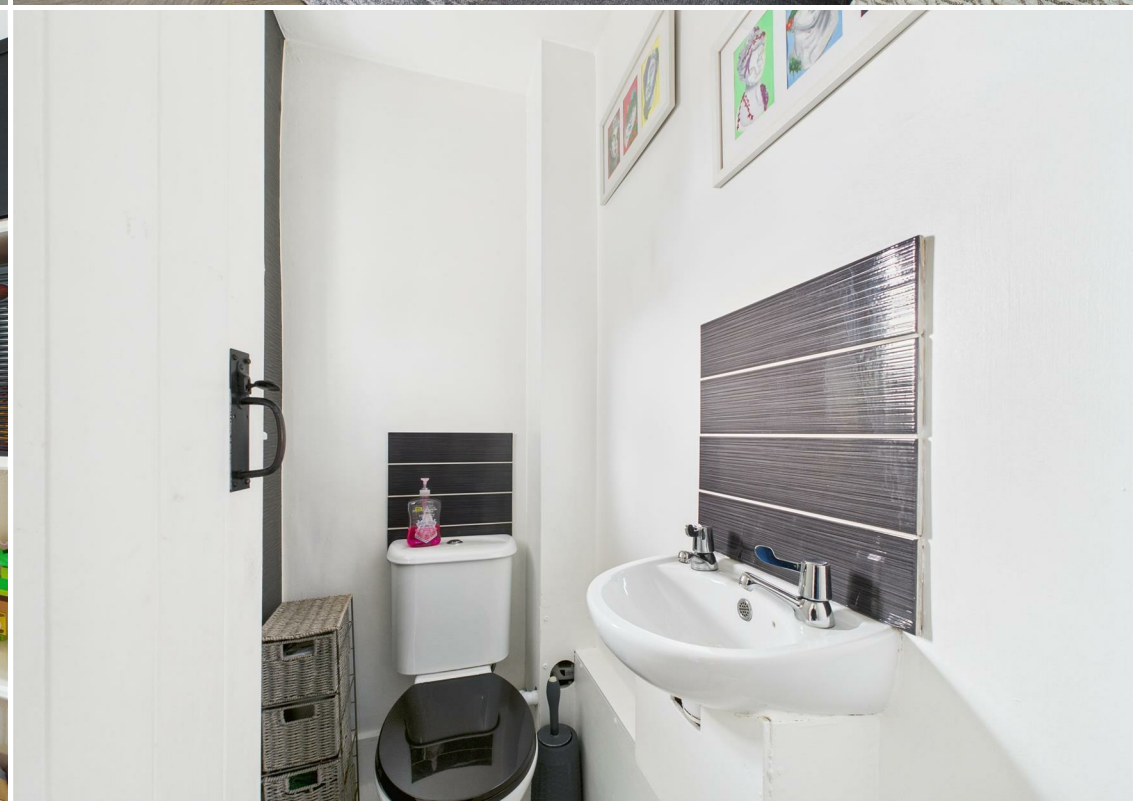
*** £5000 DEPOSIT ALLOWANCE *** - A deceptively spacious and extended 4-bedroom semi-detached home, featuring a stunning loft conversion with two additional bedrooms and versatile living space.

Set back from the roadside with a green area to the front, this well-presented property offers generous accommodation across three floors. The ground floor includes an entrance hall, a front facing lounge, a modern breakfast kitchen, and a versatile playroom.

To the first floor are two well-proportioned bedrooms, a family bathroom, and a landing area that serves perfectly as a study or home office space. The loft has been cleverly converted to create two further good-sized bedrooms and an additional flexible living area.

Externally, the property boasts a front garden and a southerly facing rear garden.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation. A staircase leads to the first floor.

LOUNGE

A generous front facing lounge with a fireplace and a window to the front elevation.

BREAKFAST KITCHEN

A full width breakfast kitchen with a range of wall and base units mounted with complementary worksurfaces. There is a composite sink unit beneath a window to the rear elevation, space for various appliances which are included with the sale and space for a breakfast table. There is access to a pantry cupboard which houses a recently installed boiler (2025).

PLAY ROOM

A versatile space, with access to understair storage, a window to the front elevation and a door leading to the rear.

WC

With two piece suite comprising WC and wall mounted wash basin. Window to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a useful study area to the front with a window looking out towards the green. A staircase leads to the second floor.

BEDROOM 1

A bedroom of double proportions with a window to the rear elevation and built-in cupboard.

BEDROOM 2

A further bedroom of double proportions with a window to the front elevation.

BATHROOM

A modern bathroom which is fitted with a three piece suite comprising WC and inset vanity wash basin, panelled bath with folding shower screen and shower over. There is tiling to the walls, heated towel rail and a window to the rear.

SECOND FLOOR

LANDING

A large landing would make an ideal sitting area for the two bedrooms.

BEDROOM 3

A good sized bedroom with a window to the rear.

BEDROOM 4

A good sized bedroom with a window to the rear.

EXTERNAL

FRONT

To the front of the property there is a timber picket fence, garden and footpath leading to the property.

REAR

The rear garden enjoys a southerly aspect and includes a patio adjoining the property with a further seating area towards the bottom. There is an area of slate chippings and lawn.

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 A. (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.

VIEWING

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 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





Ground Floor

First Floor

Floor 2

Bannister

Approximate total area⁽¹⁾

1094 ft²

Reduced headroom

52 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.

GIRAFFE360



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