Rossetti Close, Brough, HU15 1GR

£235,000

Philip Bannister
Estate & Letting Agents

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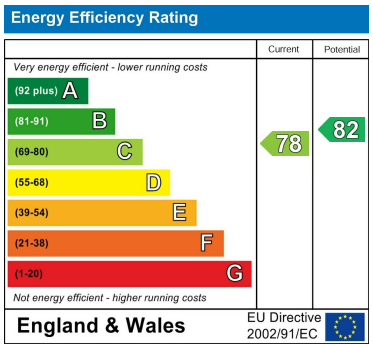
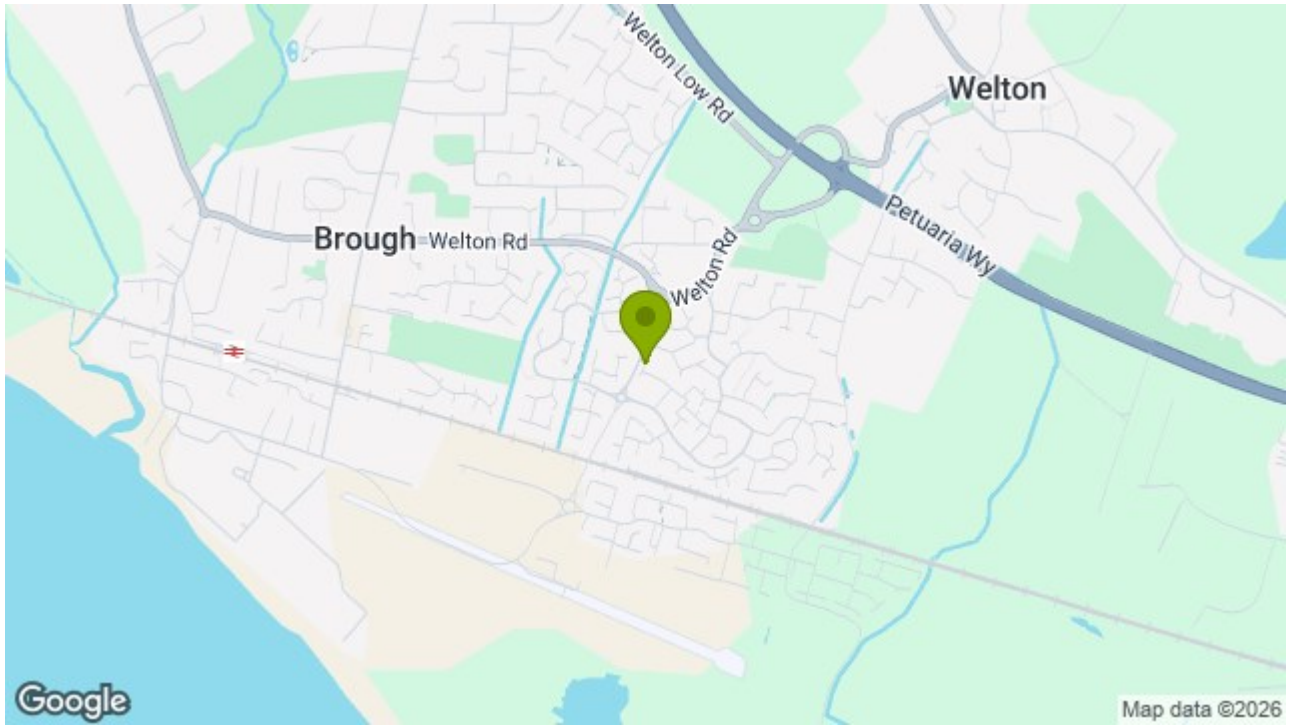
Key Features

- NO CHAIN
- Versatile 4 Bedroom Town House
- Impressive Second Floor Bedroom Suite
- Attractive Lounge
- Full Width Dining Kitchen
- 2 Bath/Shower Rooms
- Private Low Maintenance Gardens
- Garage & Parking
- Council Tax = D
- EPC = C



NO CHAIN - This modern three-storey townhouse offers versatile four-bedroom accommodation, ideally positioned on the edge of a sought-after development. Beautifully presented throughout, the property welcomes you via an entrance hall leading to a well appointed front-facing lounge, complete with an attractive bay window and window seat. To the rear, a spacious full-width dining kitchen has French doors opening directly onto the rear garden, allowing plenty of natural light to flow through the space.

The first floor hosts three well-proportioned bedrooms, a family bathroom, and a useful study area situated at the base of the staircase which leads to the impressive second-floor bedroom suite. This private top-floor benefits from fitted wardrobes and modern en-suite facilities. Outside, the property has low-maintenance gardens to both front and rear, featuring a gravel frontage and artificial turf to the rear for easy upkeep. A garage and additional parking are conveniently located within a courtyard setting.



ACCOMMODATION
The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. The hallway features a staircase to the first floor.

LOUNGE
A well appointed front facing reception room with an attractive windows seat within the bay. There is a wall mounted feature fireplace and an understair access.

DINING KITCHEN
The dining kitchen spans the width of the property and has French doors opening to the garden. It is fitted with a comprehensive range of wall and base units which are mounted with marble effect worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear and there is an integrated double oven, hob and extractor hood. Available space for larder fridge freezer, washing machine, dryer and dishwasher. To the opposite end of the kitchen there is space for a dining table and chairs, with an archway opening to additional units. A tiled floor runs throughout.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in cupboard.

BEDROOM 4
A good sized fourth bedroom with a window to the rear.

BEDROOM 3
A double bedroom with a window to the rear.

BEDROOM 2
A double bedroom with a window to the front elevation.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower. There is splashback tiling and a heated towel rail.

STUDY AREA
An internal door from the landing leads to a study area with a curved desk, window to the front elevation and a staircase leading to:

SECOND FLOOR

BEDROOM 1
This impressive bedroom suite spans the whole second floor of the house and features a wall of fitted wardrobes and a dormer window to the front. There is access to:

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with tiled inset and a thermostatic shower. There is a heated towel rail and a Velux window.

OUTSIDE

FRONT
To the front of the property there is a gravel garden and a footpath which leads to the entrance door. There is gated access from both Rossetti Close and Moor Road.

REAR
The rear garden has been designed for low maintenance with a patio adjoining the property and an artificial lawn beyond. There is a footpath leading to a timber gate.

GARAGE & PARKING
There is a single garage with a courtyard setting and includes parking to the front.
N.B. The garage is leasehold.

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 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

Approximate total area(1)

964 ft²

Reduced headroom

19 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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