

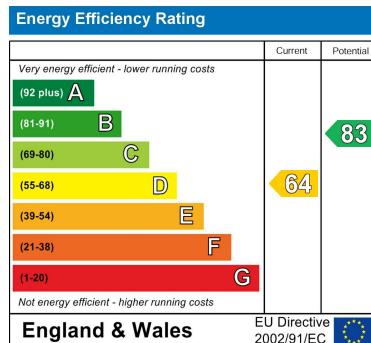


Springfield Avenue, Brough, HU15 1BX  
£205,000

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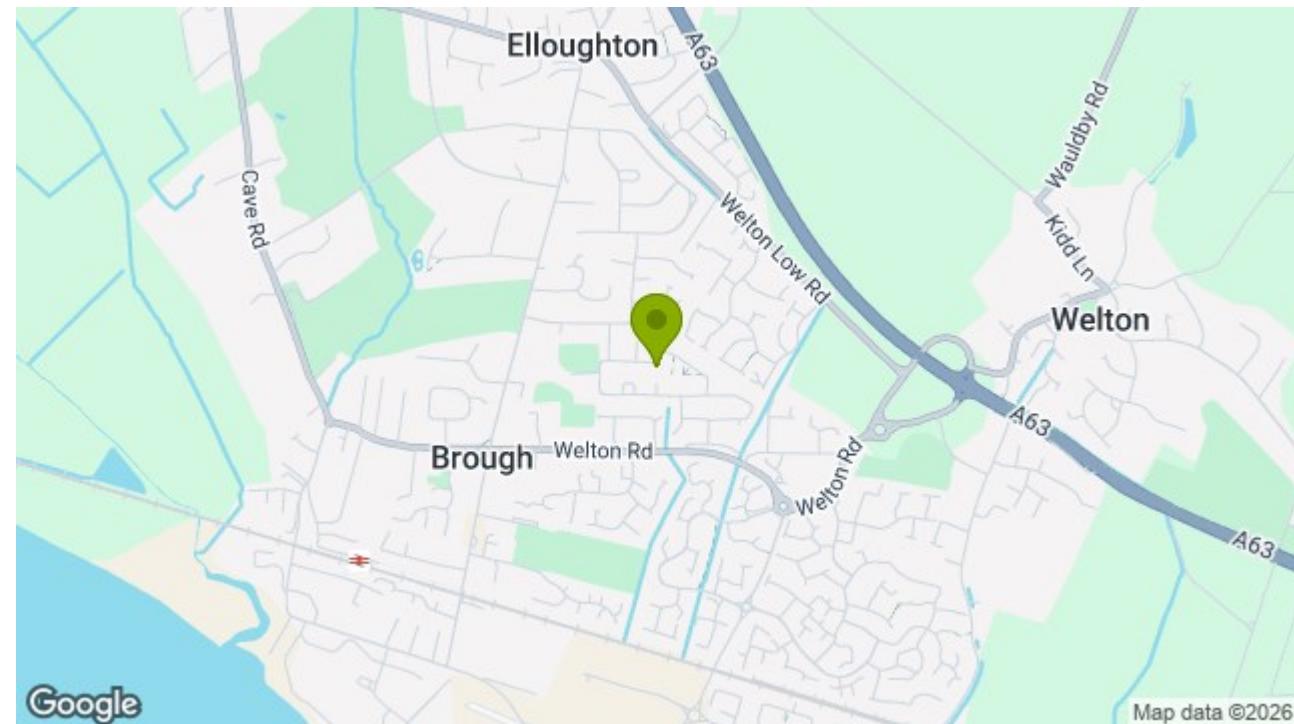
## Key Features

- Extended 3 Bedroom Home
- Immaculately Presented Throughout
- Stunning Dining Kitchen
- 2 Contemporary Bath/Shower Rooms
- Fitted Furniture To 2 Bedrooms
- Southerly Facing Rear Garden
- Block Paved Driveway Parking
- Council Tax = C
- EPC = D



Beautifully presented and thoughtfully extended, this stunning three-bedroom home has been comprehensively updated by the current owners to offer stylish and spacious living. Positioned close to local schooling, the property features an inviting entrance hall with utility cupboard, a front-facing lounge, and an impressive extended dining kitchen with striking stone-effect units and French doors opening to the garden. A modern bathroom completes the ground floor.

Upstairs, there are three generously sized bedrooms, with fitted wardrobes to bedrooms one and two, along with a sleek, contemporary shower room. Outside, the property boasts excellent driveway parking and a southerly facing rear garden.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A spacious hallway accessed via a residential entrance door. A staircase leads to the first floor accommodation and there is a utility cupboard with power and plumbing for an automatic washing machine.

#### LOUNGE

An attractive front facing reception room with fitted alcove cupboards and a large window to the front elevation.

#### DINING KITCHEN

A stunning fitted kitchen comprising a comprehensive selection of contrasting stone effect wall and base units which are mounted with Quartz worksurfaces beneath matching upstands. There is a recessed sink unit with mixer tap, integral appliances which include a double oven/grill, fridge, freezer and dishwasher. The kitchen opens to a dining area with fitted seating, space for a dining table and French doors opening to the garden.

#### BATHROOM

A well appointed bathroom fitted with a three piece suite comprising WC, inset vanity wash basin and a panelled bath. There are half tiled walls and a window to the side elevation.

### FIRST FLOOR

#### LANDING

Allowing access to the accommodation at first floor level. There is a window to the side elevation.

#### BEDROOM 1

The principal double bedroom is fitted with a range of wardrobes, drawers and dressing table. There is a window to the front elevation.

#### BEDROOM 2

A second double bedroom with slide fronted fitted wardrobes and a window to the rear elevation.

#### BEDROOM 3

A good sized third bedroom with a built-in cupboard and a window to the front elevation.

#### SHOWER ROOM

A contemporary shower room which is fitted with a WC, inset vanity wash basin and a large walk-in shower with a remote operated shower head. There is partial tiling to the walls and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a gravelled forecourt which provides the potential for additional parking.

### REAR

To the rear of the property there is a southerly facing garden which includes a decked terrace, lawn and a timber shed.

### DRIVEWAY

A block paved driveway provides off street parking and leads from the front along the side of the property.

### 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 C. (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.

### 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.

### 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.

### AGENT NOTES.

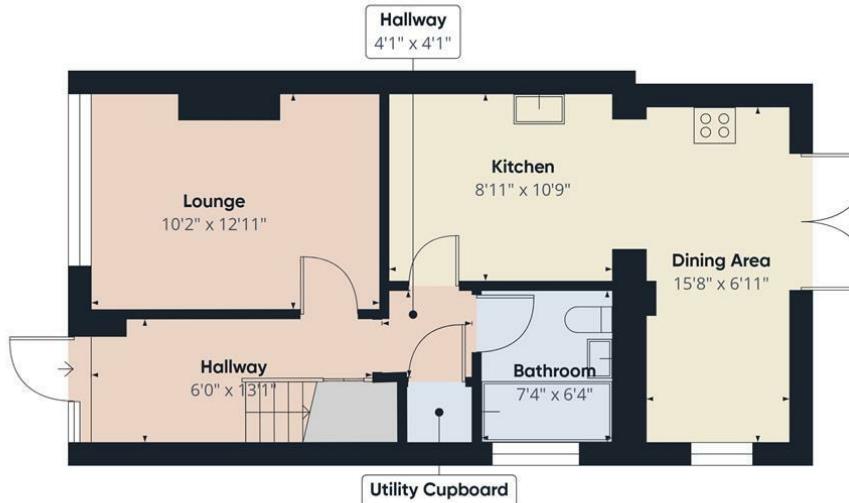
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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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







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Approximate total area<sup>(1)</sup>  
873 ft<sup>2</sup>



<sup>(1)</sup> Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Tel: 01482 668663 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

**Philip**  
**Bannister**  
Estate & Letting Agents