



Avocet Close, Brough, HU15 1WD
Price Guide £300,000


Bannister

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Key Features

- GUIDE PRICE: £300,000 - £315,000
- Three Double Bedroom Semi-Detached Home
- Exclusive Tree-Lined Private Road Setting
- Full-Width Dining Kitchen With Quartz Worksurfaces
- Bi-Folding Doors Opening To The Rear Garden
- Stunning Second Floor Primary Suite With En-Suite
- Private Southerly Facing Rear Garden
- Driveway Parking And Detached Garage
- Constructed Circa 2020
- Council Tax = D / EPC = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	85	
(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	

GUIDE PRICE: £300,000 - £315,000 - Occupying a secluded position on an attractive tree-lined private road close to the heart of Brough, this exceptional three double bedroom semi-detached home combines contemporary style with everyday convenience. Constructed in 2020, the property is beautifully presented throughout and offers spacious accommodation arranged over three floors. The ground floor features a welcoming entrance hall with cloakroom/WC, a comfortable front-facing lounge enjoying a pleasant outlook along the private road, and an impressive full-width dining kitchen fitted with integrated appliances, Quartz work surfaces and bi-folding doors opening onto the rear garden.

The first floor provides two generous double bedrooms, one of which benefits from a dressing room, together with a stylish family bathroom. Occupying the entire second floor, the superb primary bedroom is complete with en-suite facilities.

Externally, the property enjoys a private southerly-facing rear garden, while a driveway and garage provide ample off-street parking.





ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway features a staircase leading to the first floor accommodation and has a useful storage cupboard beneath.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin with a tiled splashback and fixed storage unit.

LOUNGE

A well appointed reception room with a bay window to the front elevation enjoying a pleasant aspect down the tree lined driveway.

DINING KITCHEN

The dining kitchen spans the width of the property to the rear and has dedicated areas for cooking and dining. The kitchen is fitted with a comprehensive range of shaker style wall and base unit which are mounted with Quartz worksurfaces and matching upstands. An overhanging breakfast bar provides space for casual dining. A composite sink unit sits beneath a window overlooking the garden, a range of integral appliances include an electric oven, 4 ring gas hob beneath an extractor hood, microwave, dishwasher and washing machine. To the opposite end of the kitchen there is space for a dining table and chairs and bi-folding doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a staircase leading to the second floor.

BEDROOM 3

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

BEDROOM 2

A second generous double bedroom with a window to the front elevation and access to a dressing room.

DRESSING ROOM

Fitted with a range of furniture to include hanging rails, shelving and drawers. There is a window to the front elevation.

BATHROOM

A beautifully appointed bathroom which is fitted with a three piece suite comprising WC, vanity wash basin with fixed storage unit and a panelled bath with a glazed screen, tiling and a thermostatic shower over. There is floor tiling, a heated towel rail and a window to the rear.

SECOND FLOOR

LANDING

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

BEDROOM 1

A fabulous primary bedroom suite with twin Velux windows, access to a built-in cupboard housing the boiler.

EN-SUITE

Fitted with a contemporary suite comprising WC, vanity wash basin with fixed storage and a shower enclosure with tiled inset and a thermostatic shower. There is a heated towel rail and a Velux window.

OUTSIDE

A footpath leads through the front garden to the entrance door. To the rear, the garden enjoys an excellent degree of privacy and a desirable southerly aspect. Predominantly laid to lawn, it features a paved patio adjoining the property, extending to the side and rear of the garage. On the opposite side, sleeper-edged planting beds run the length of the garden and continue to the rear boundary.

DRIVEWAY & GARAGE

To the side of the property there is driveway parking which continues to a detached garage. The garage is installed with light, power, up and over door and a side personnel door.

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.





VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.

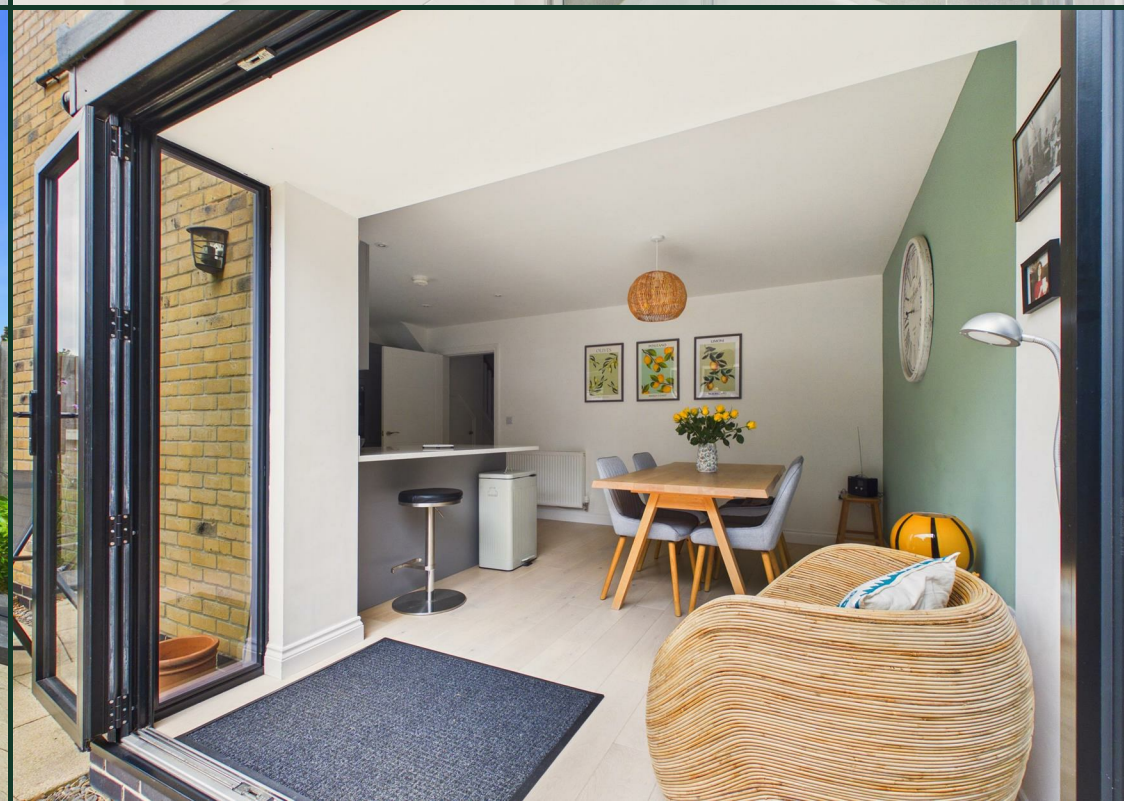
AGENT NOTES.

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





Ground Floor



First Floor

Floor 2



Approximate total area⁽¹⁾

1177 ft²

Reduced headroom

39 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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