



Lancaster Way, Brough, HU15 1TZ  
£110,000

  
**Philip  
Bannister**  
Estate & Letting Agents



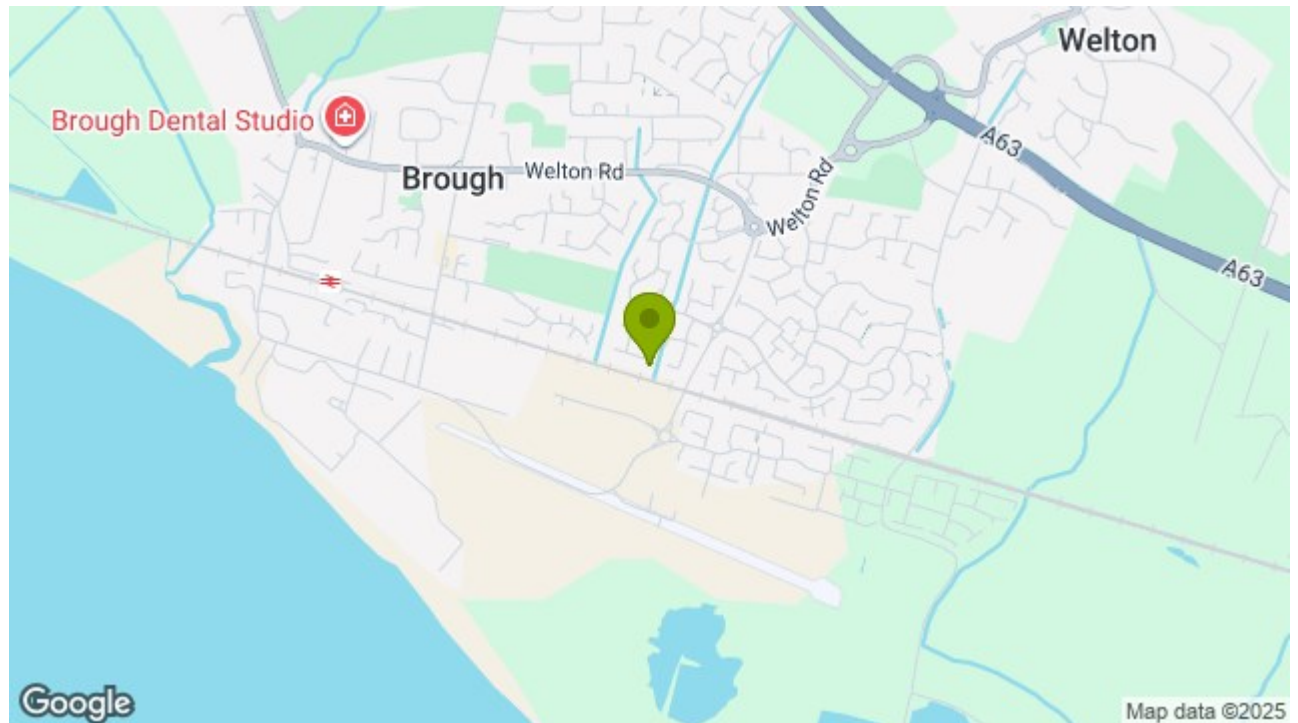
# Lancaster Way, Brough, HU15 1TZ

A well-presented ground floor apartment situated in a modern purpose-built development, this property is accessed via a secure communal entrance with intercom system and offers two generously sized double bedrooms, an open-plan living kitchen complete with a range of integrated appliances and a bathroom. Externally, the development benefits from communal gardens and the convenience of an allocated parking space, making it an ideal home for first time buyers, professionals or investors alike.

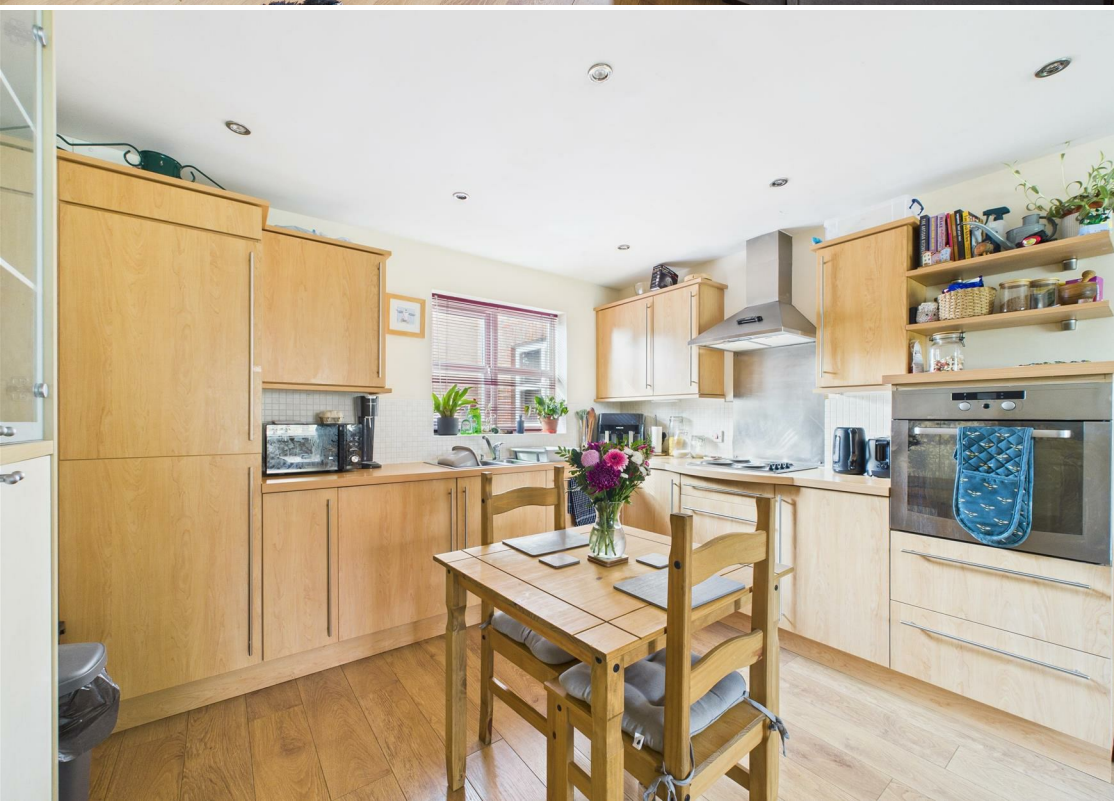
## Key Features

- Ground Floor Apartment
- 2 Good Sized Double Bedrooms
- Open Plan Living Kitchen
- Allocated Parking
- Ideal For First Time Buyers Or Investors
- EPC = D
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	68	78
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		









## ACCOMMODATION

The property is positioned on the ground floor of this purpose built development and comprises:

## GROUND FLOOR

### COMMUNAL ENTRANCE

A communal entrance door with intercom system leads to a communal hall.

### ENTRANCE HALL

A private entrance door leads to the hallway with access to the internal accommodation.

### LIVING KITCHEN

An open plan living kitchen space which features a range of wall and base units with complementary worksurfaces beneath a tiled splashback, a 1 1/2 bowl sink unit beneath a window to the rear, integral appliances which include an electric oven, hob beneath extractor hood, fridge freezer and dishwasher. To the opposite end of the room there is ample living space with a window to the front elevation.

### BEDROOM 1

A dual aspect double bedroom with windows to the front and side elevations.

### BEDROOM 2

A further good sized double bedroom with a window to the side elevation.

### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower and glazed screen above. There is tiling to the walls and floor and a window to the rear.

### OUTSIDE

The property sits within communal grounds and there is an allocated parking space within a rear courtyard.

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of a wall mounted electric heaters.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**SECURITY** - The property has the benefit of an intercom entry system.

**COUNCIL TAX** - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (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 Leasehold. The vendors have advised there to be 105 years remaining on the lease with a service charge of £90 per month and a ground rent of £100 per annum. This information should be verified by your legal representatives.

## 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.

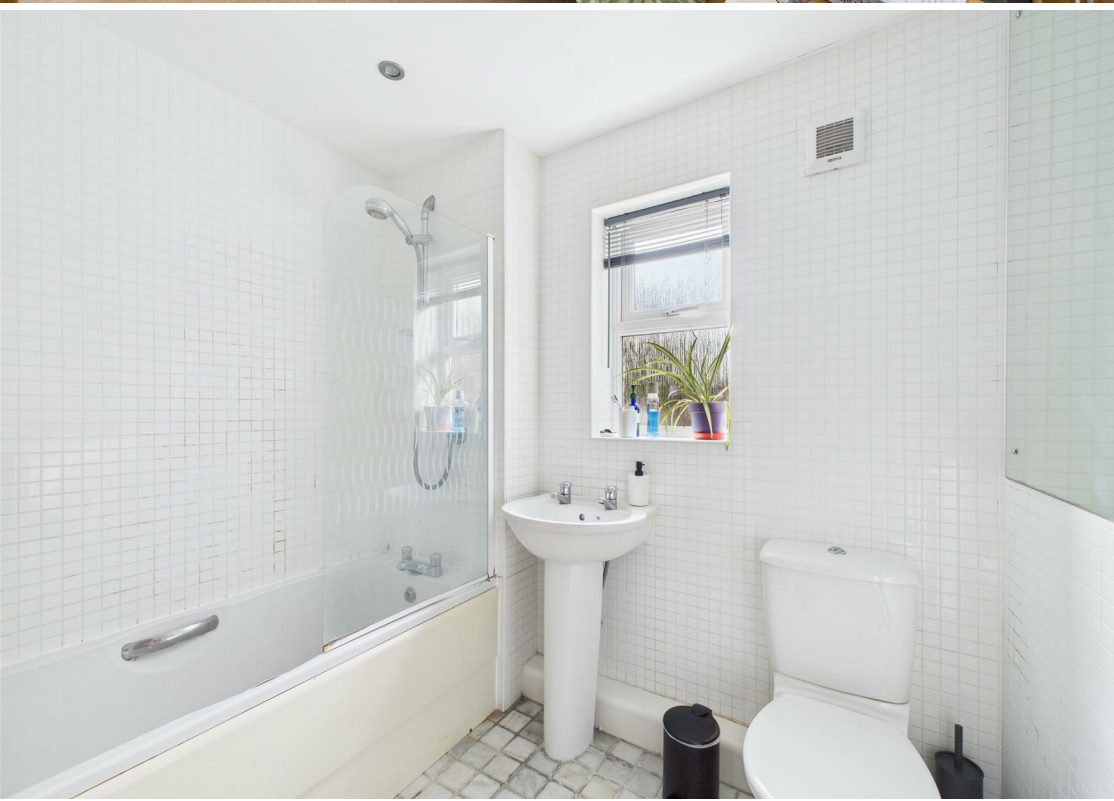
## AGENT NOTES.

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.

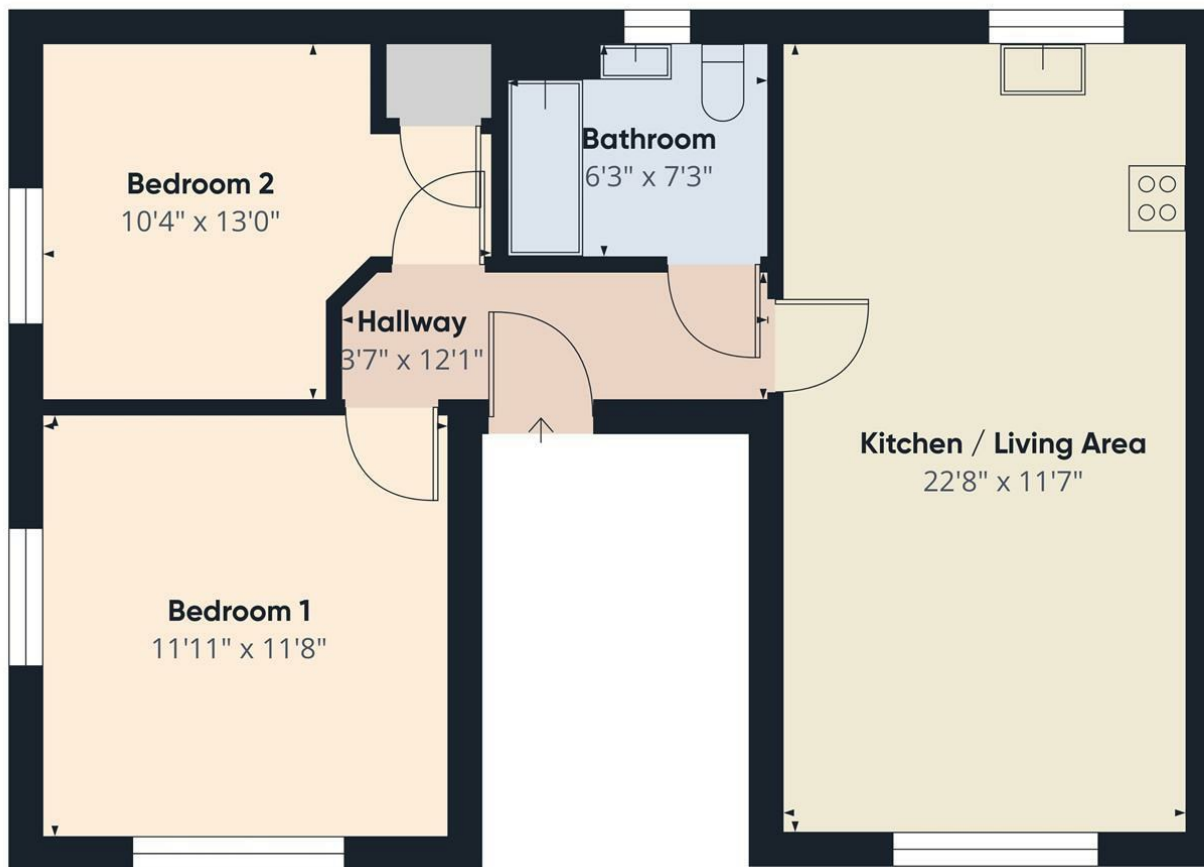
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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<sup>m</sup>  
617 ft<sup>2</sup>

(1) 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.

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