



Myrtle Way, Brough, HU15 1SR
£235,000


**Philip
Bannister**
Estate & Letting Agents

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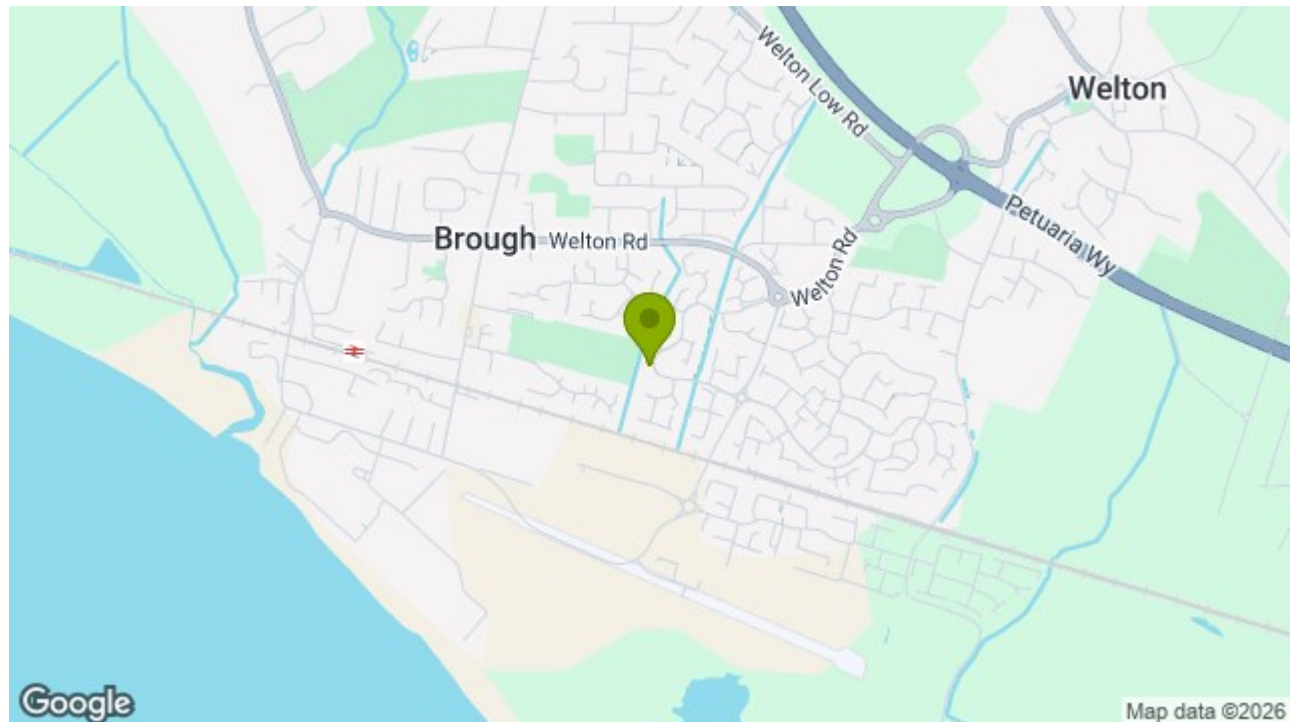
Key Features

- Modern Town House
- 3 Double Bedrooms
- Impressive Breakfast Kitchen
- Lounge With Log Burning Stove
- Private Westerly Rear Garden - Ideal For Outdoor Entertaining
- Second Floor Bedroom Suite With Dressing Room & En-Suite
- Garage & Courtyard Parking
- EPC = TBC
- Council Tax = D

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		

This impressive three-storey townhouse offers stylish, contemporary living with a wonderfully spacious feel throughout. At the heart of the home is a modern breakfast kitchen, complete with a central island and breakfast bar. The lounge features a striking log-burning stove and French doors that open out onto a terrace, seamlessly blending indoor and outdoor living.

The first floor hosts two well-proportioned double bedrooms and a modern family bathroom, while the second floor is dedicated to an exceptional principal suite, boasting a generous double bedroom, dressing room and en-suite facilities. Externally, the property continues to impress with a private, westerly-facing rear garden designed for entertaining, including a covered decked terrace, pizza oven, open summerhouse with electrics and an artificial lawn. The property also benefits from courtyard parking and a garage located adjacent.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

BREAKFAST KITCHEN

Allowing access to the property through a residential entrance door, the impressive kitchen is fitted with a comprehensive range of wall and base units with are mounted with wooden worksurfaces beneath a tiled splashback. There is a recessed sink unit with mixer tap and integral appliances which include an electric oven, ceramic hob and extractor hood, space and plumbing for a dishwasher and a larger fridge freezer. There is a central island with matching units to those of the kitchen, with overhanging breakfast bar. There is tiled flooring, a sleek radiator and access to the staircase which leads to the first floor. There is a built-in storage cupboard and an opening to a former cloakroom which is now utilised as storage.

LOUNGE

A spacious reception room with a fabulous free standing log burning stove set upon a tiled hearth with feature floor to ceiling tile backplate. There is a built-in storage cupboard and French doors leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A staircase leads to the second floor.

BEDROOM 3

A generous double bedroom positioned to the front of the property with two windows.

BEDROOM 2

A further generous double bedroom positioned to the rear, with a window.

BATHROOM

Fitted with a three piece suite comprising WC, vanity wash basin within a fixed storage unit and a panelled bath with folding glazed screen and a mixer shower. There is splashback tiling and a window to the side elevation.

SECOND FLOOR

LANDING

With access to:

BEDROOM 1

A fabulous suite with a large double bedroom, built-in cupboard and a dormer window. An archway leads to:

DRESSING ROOM

With fitted wardrobes and a Velux skylight.

EN-SUITE

Fitted with a three piece suite comprising WC, twin vanity wash basin within a storage unit and a shower cubicle with a thermostatic shower. There is a heated towel rail and a Velux window.

OUTSIDE

FRONT

to the front of the property there is a small garden area and footpath leading to the property. A wall with iron railing provides privacy from the roadside.

REAR

The rear garden enjoys a westerly aspect, excellent privacy and has been completely remodelled and is

ideal for outdoor entertaining. A wooden gazebo is fitted above a decked terrace with steps leading to an artificial lawn with planting beds to the perimeter. A custom built pizza oven is located to one corner and an open summer house is installed with electrics making it an ideal space for a hot tub.

GARAGE

A brick built garage is positioned to the side of the property and features an up and over door. Parking is available directly to the front of the garage within a courtyard.

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 / Leasehold

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 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







Bannister

Approximate total area⁽¹⁾

987 ft²

Reduced headroom

11 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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