



Swale Road, Brough, HU15 1GG  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents

# Swale Road, Brough, HU15 1GG

## Key Features

- Detached Family Home
- 3 Fitted Double Bedrooms
- 2 En-Suites + Family Bathroom
- Modern Breakfast Kitchen
- Lounge, Dining Room & Garden Room
- South Westerly Rear Garden
- Driveway Parking
- Garage/Store
- EPC = D
- Council Tax = D

This beautifully presented detached family home offers three double-bedroom accommodation with a thoughtfully designed layout. The property boasts an entrance hall, a front-facing lounge, and a stylish modern breakfast kitchen with integrated appliances, seamlessly opening into the dining room and garden room, perfect for entertaining. A convenient cloakroom/WC completes the ground floor. Upstairs, there are three well-proportioned double bedrooms, two of which benefit from en-suite facilities, along with a family bathroom. Externally, the home enjoys a delightful south-westerly rear garden, a low maintenance front garden, a driveway, and a garage/store, providing ample parking and storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

#### LOUNGE

18'2 x 10'6 (5.54m x 3.20m)

A front facing lounge with laminated flooring and a window to the front elevation.

#### INNER HALL

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There are half height tiles.

#### BREAKFAST KITCHEN

8'8 x 14'5 (2.64m x 4.39m)

The recently installed kitchen is fitted with a selection of modern shaker style units which are mounted with a quartz worktop and matching upstands. A ceramic sink unit sits beneath a window to the rear and integral appliances include an electric oven, gas hob, extractor hood, fridge freezer and a dishwasher. There is space and plumbing for an automatic washing machine. A laminate floor runs throughout and the room opens to:

#### DINING ROOM

8'3 x 7'7 (2.51m x 2.31m)

Expertly created at from the rear of the garage, this dining area has a window to the rear and a continuation of the laminate flooring.

## GARDEN ROOM

9'6 x 9'3 (2.90m x 2.82m)

Opening from the kitchen, with uPVC glazing to three sides and French doors opening to the garden.

### FIRST FLOOR

#### LANDING

With access to the first floor accommodation.

#### BEDROOM 1

10'6 x 10'5 (3.20m x 3.18m)

A spacious double bedroom with fitted wardrobes and three windows to the front elevation.

#### EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure. There is half height tiling.

#### BEDROOM 2

9'8 x 8'11 (2.95m x 2.72m)

A second double bedroom with fitted wardrobes, decorative wall panelling and a window to the front elevation.

#### EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure. There is half height tiling and a window to the rear.

#### BEDROOM 3

8'7 x 8'1 (2.62m x 2.46m)

A third double bedroom with fitted wardrobes and a window to the rear.

#### BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a panelled bath. There is half height tiling and a window to the rear.

### OUTSIDE

## FRONT

To the front of the property there is a garden laid to slate chippings with wrought iron fencing to the perimeter.

## REAR

The rear garden enjoys a south westerly aspect and includes an artificial lawn, slate beds with a circular patio area. To either side of the garden room there is a decking and a patio.

## DRIVEWAY & GARAGE

A driveway provides off street parking and leads to a garage. The garage has been partitioned to provide the dining room and therefore can be utilised as storage.

## 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.





## 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.

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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

## 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.



GROUND FLOOR  
602 sq.ft. (55.9 sq.m.) approx.

1ST FLOOR  
515 sq.ft. (47.9 sq.m.) approx.



TOTAL FLOOR AREA : 1117 sq.ft. (103.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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