



Cavendish Park, Brough, HU15 1AU
£265,000


**Philip
Bannister**
Estate & Letting Agents

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Offered to the market with no onward chain, this well-positioned three-bedroom detached bungalow enjoys a highly convenient location close to a wide range of local amenities. Set well within an excellent plot, the property benefits from attractive gardens to both the front and rear, while the well-planned accommodation briefly comprises an entrance hall, spacious dual-aspect lounge diner, modern fitted kitchen, three bedrooms (two with fitted furniture), a WC off bedroom one, and a practical wet room. Externally, the property also boasts a side driveway providing off-street parking and leading to a garage.

Key Features

- NO CHAIN
- Detached Bungalow
- 3 Bedrooms (2 Fitted)
- Highly Convenient Location
- Spacious Lounge / Diner
- Modern Fitted Kitchen
- Gardens To Front & Rear
- Side Driveway & Garage
- EPC = D
- 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		
	66	83
EU Directive 2002/91/EC		
England & Wales		





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway has two storage cupboards and access to the accommodation at ground floor level.

LOUNGE / DINER

A dual aspect reception room with space for both living and dining furniture. There is a bay window to the front, feature fireplace and sliding patio doors to the rear.

KITCHEN

The kitchen comprises a range of modern shaker-style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A 1 1/2 bowl sink unit sits beneath a window to the rear and there is an integral oven, hob and extractor. There is space and plumbing for an automatic washing machine, space for a dryer and other undercounter appliances. A door leads to the rear garden and there is a wall mounted boiler.

BEDROOM 1

A double bedroom with a window and a wall or slide-front fitted wardrobes. There is access to:

W.C.

Fitted with a two piece suite comprising WC and pedestal wash basin. There is a heated towel rail, window and waterproof splashboards.

BEDROOM 2

A second double bedroom with a window and slide-front fitted wardrobes.

BEDROOM 3

A versatile third bedroom which could be utilised as an office or hobby room. There is a window to the front elevation.

WET ROOM

A modern wet room which has a WC, pedestal wash basin and an open shower area with an electric shower, waterproof splashboards and flooring. There is a heated towel rail and a window to the side elevation.

OUTSIDE

The property enjoys an excellent plot with lawned gardens to both the front and rear. The rear garden is partly walled and has mature hedging and access to the side driveway.

DRIVEWAY & GARAGE

A driveway provides off street parking and leads to a brick garage. The garage has an up and over door, side personnel door, light and power.

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 a mix of PVC double glazed frames and sealed unit double glazing.

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.

PROBATE

Please note that the property is currently seeking Grant of Probate and as such completion of purchase could be delayed.

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 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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