

Albemarle Close, Brough, HU15 1EH

£165,000

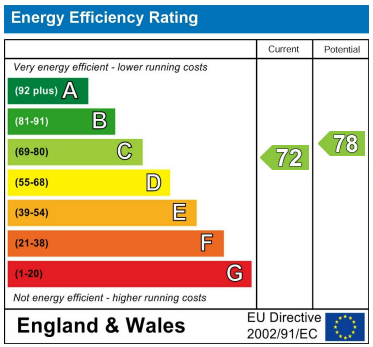
Philip Bannister

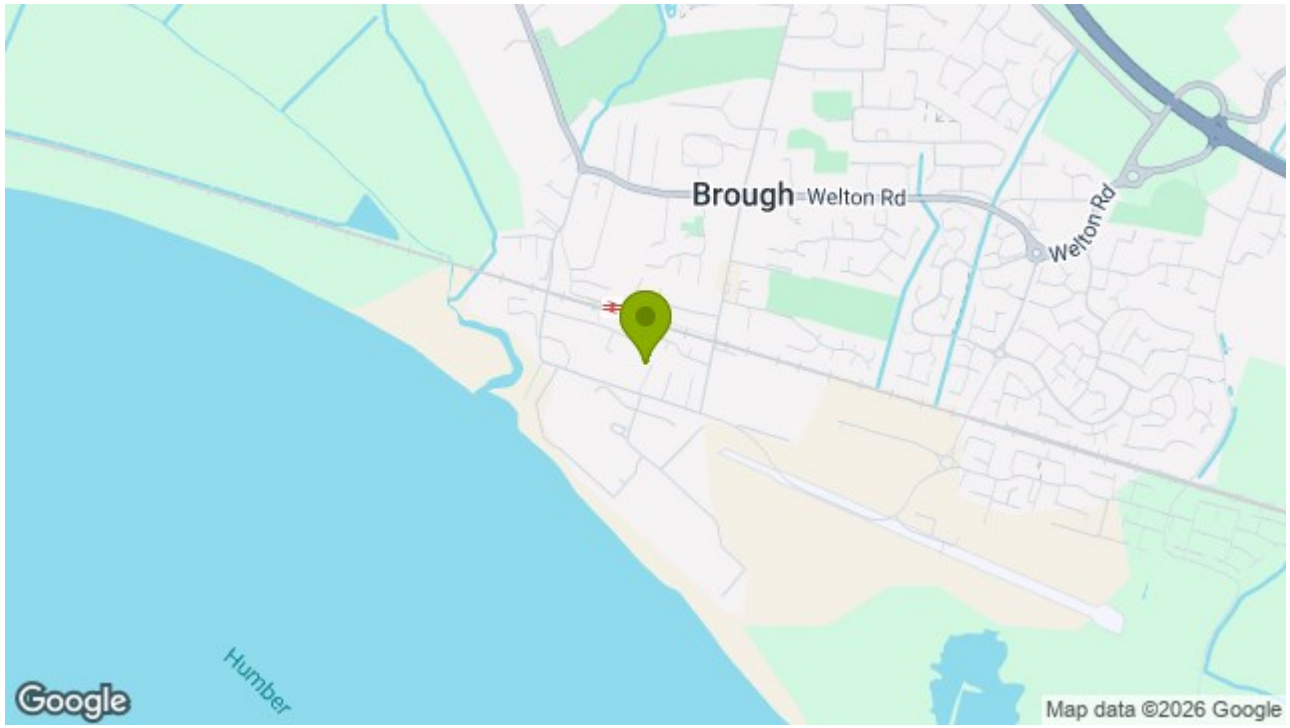
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Offered to the market with no onward chain, this three-bedroom home presents an excellent opportunity for buyers looking to create a home tailored to their own style. Requiring general modernisation throughout, the property offers well-proportioned accommodation including an entrance hall, comfortable lounge, spacious full-width dining kitchen, three bedrooms and a family bathroom. Situated in a convenient location, the property also benefits from driveway parking to the front and a generous, private rear garden, making it an ideal choice for first-time buyers, families or investors seeking a property with fantastic potential.

Key Features

- NO CHAIN
- Requires General Update Throughout
- 3 Bedrooms
- Good Sized & Private Rear Garden
- Driveway Parking
- Full Width Dining Kitchen
- Convenient Location
- EPC = C
- Council Tax = B










ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property via a residential entrance door. The hallway features a staircase to the first floor, window to the front and a utility cupboard.

LOUNGE
A front facing reception room with two windows to the front elevation.

DINING KITCHEN
The full width dining kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces. There is a stainless steel sink unit, integrated oven, hob and extractor hood, space and plumbing for an automatic washing machine. There is ample room for a dining table and French doors which open to the rear garden.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a window to the side elevation.

BEDROOM 1
A good sized bedroom with fitted furniture to include wardrobes and drawers. There is a window to the front elevation.

BEDROOM 2
A second good sized bedroom with a window to the rear.

BEDROOM 3
With a window to the front elevation.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, tiling and shower over. There is a window to the rear and a heated towel rail.

OUTSIDE

FRONT
To the front of the property there is a driveway which provides off street parking and continues to the side of the property. A gravel area to the front which offers additional parking potential.

REAR
To the rear of the property there is a good sized garden which is mainly laid to lawn and offers excellent privacy. A patio area adjoins the property and there is gated access from the driveway.

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 - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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 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









Ground Floor



First Floor

Approximate total area[1]
651 ft²

Reduced headroom
1 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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