

Balmoral Lane, Brough, HU15 1UG

Auction Guide £160,000

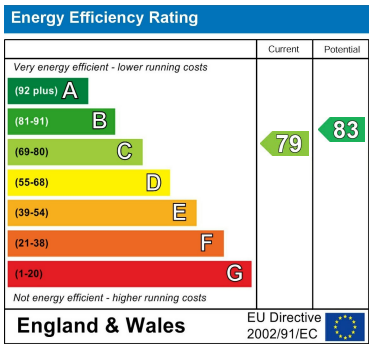
Philip Bannister
Estate & Letting Agents

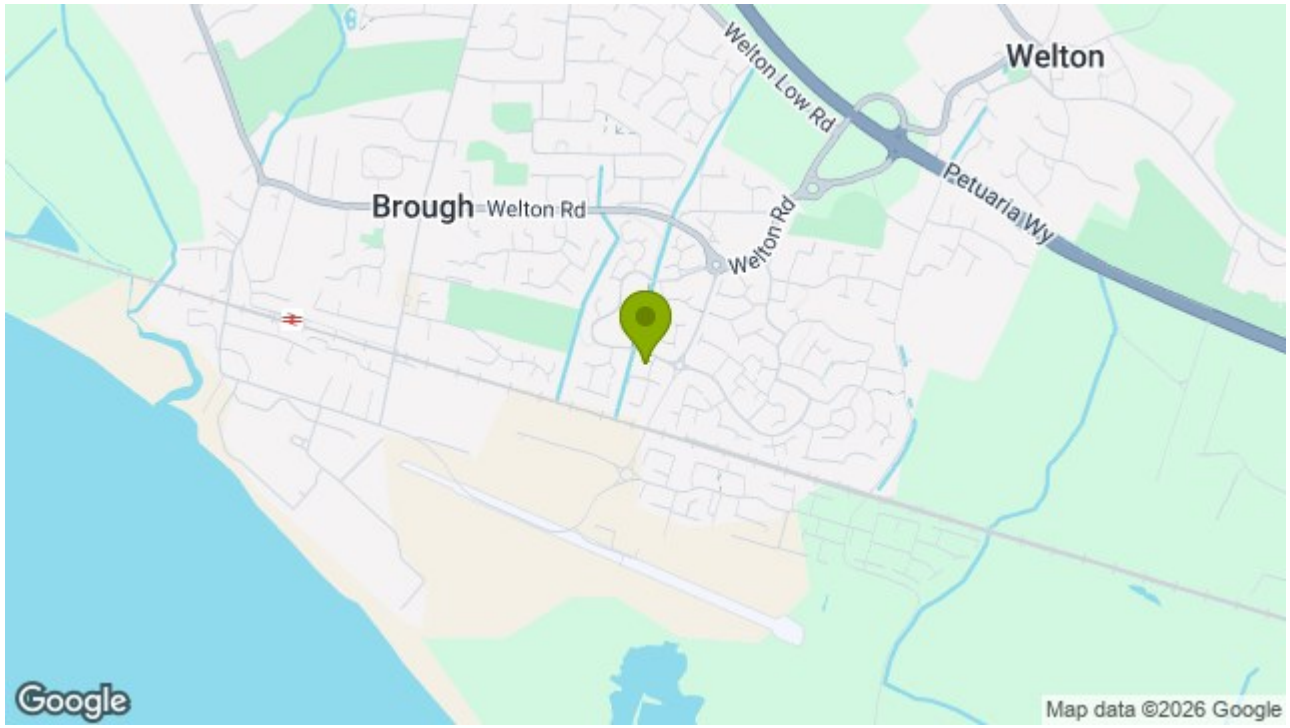
Balmoral Lane, Brough, HU15 1UG

NO CHAIN - This impressive three-bedroom, three-storey semi-detached townhouse is offered to the market with no onward chain. Well presented throughout, the property benefits from a south-westerly facing rear garden and generous off-street parking. The accommodation is arranged over three floors and includes a welcoming entrance hall with cloakroom/WC, a fitted kitchen, and a spacious lounge with French doors opening onto the rear garden. The first floor offers two double bedrooms and a modern family bathroom, while the top floor is dedicated to a superb primary bedroom suite featuring a fitted dressing area and en-suite. Externally, the property enjoys front and rear gardens, a side driveway, garage, and a gravelled parking area opposite, providing further parking options. For Sale by Modern Auction – T & Cs apply.

Key Features

- NO CHAIN
- Impressive 3 Bedroom Home
- Well Appointed Accommodation
- South Westerly Rear Garden
- Extensive Off Street Parking + Garage
- 3 Double Bedrooms
- En-Suite To Bedroom 1
- Low Maintenance Rear Garden
- For sale by Modern Auction – T & Cs apply.
- Council Tax = D / EPC = C













AUCTIONEER COMMENTS

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team.

The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a staircase leading to the first floor and access to the accommodation at ground floor level.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

KITCHEN

12'11 x 6'4 (3.94m x 1.93m)

The kitchen is fitted with a range of 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 front elevation, there are integral appliances which include a double oven, gas hob and extractor hood. There are spaces for additional appliances and a breakfast bar.

LOUNGE

15'11 x 13'6 (4.85m x 4.11m)

A spacious lounge positioned to the rear of the property, with French doors opening to the garden and a useful understair storage cupboard.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window to the front elevation and a staircase leading to the second floor.

BEDROOM 3

13'6 x 11'4 (4.11m x 3.45m)

An 'L' shaped double bedroom with two windows to the front elevation.

BEDROOM 2

13'6 x 9'8 (4.11m x 2.95m)

A spacious double bedroom positioned to the rear of the property. There are fitted wardrobes and drawers and a window to the rear elevation.

BATHROOM

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

SECOND FLOOR

LANDING

With access to:

BEDROOM 1

24'9 x 9'10 (7.54m x 3.00m)

An impressive primary bedroom suite which spans the whole of the second floor. There is a dressing area with fitted wardrobes, a large storage cupboard, dormer window to the front and a Velux window to the rear.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a thermostatic shower. There is half height tiling to the walls, a tiled floor and a Velux window.

OUTSIDE

FRONT

To the front of the property there is a garden with privacy hedging and a footpath leads to the entrance door. A gated footpath leads to the side of the property.

REAR

The rear garden is designed for low maintenance and enjoys a south westerly aspect. There is a patio area adjoining the property from the French doors, adjacent artificial turn and a gravel garden. There is timber fencing to the perimeter.

GARAGE & PARKING

The property comes with extensive parking including a block paved driveway adjacent to the property and an additional gravelled area opposite. A brick built garage offers additional parking/storage and is installed with an automated door, light and power. There is also a personnel door from the rear garden.






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.

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
391 sq.ft. (36.3 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.

2ND FLOOR
342 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 1124 sq.ft. (104.4 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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The Property Ombudsman
APPROVED CODE
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