

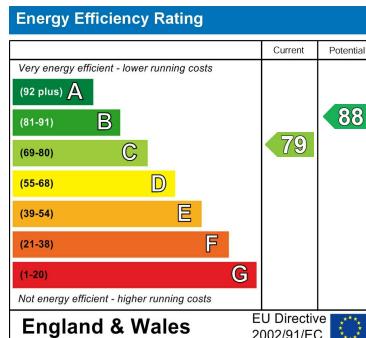


**Sandringham Road, Brough, HU15 1UE**  
**£279,950**

# Sandringham Road, Brough, HU15 1UE

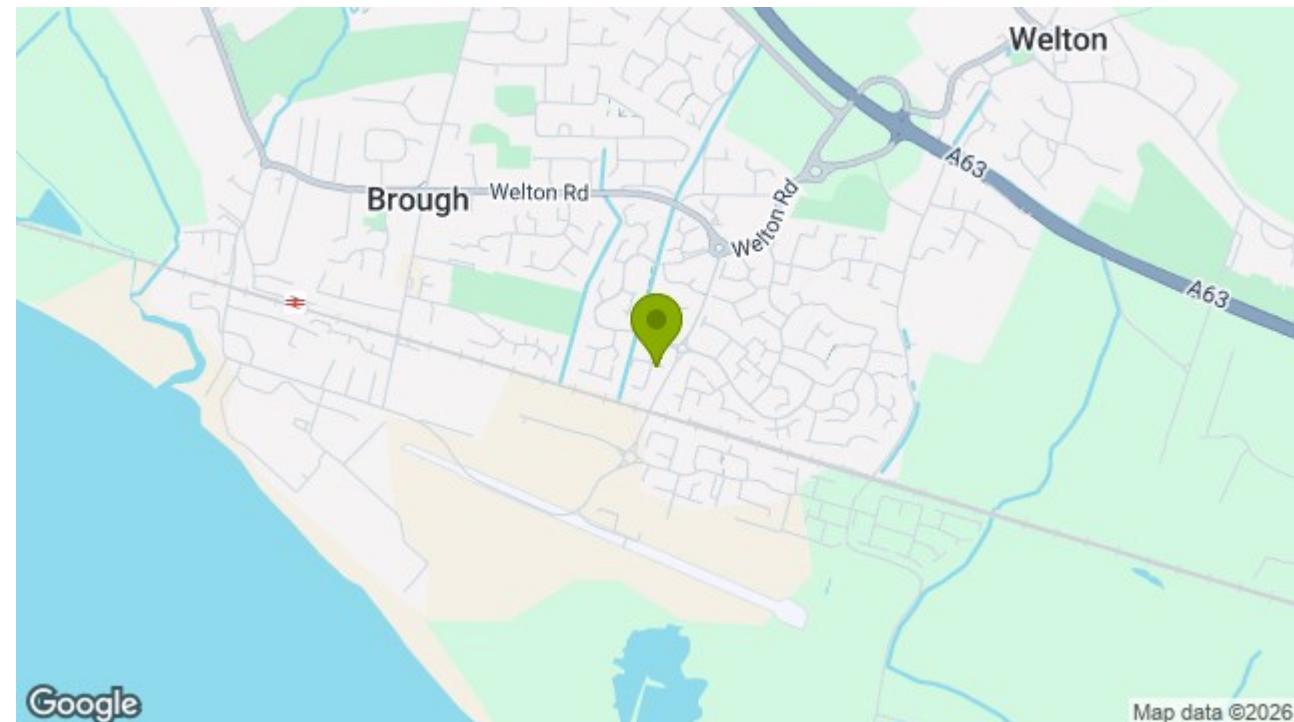
## Key Features

- Spacious Semi-Detached Town House
- 4 Good Sized Bedrooms
- Open Plan Living Kitchen
- Attractive 1st Floor Lounge With Juliet Balcony
- Stylish En-Suite To Bedroom 1
- Immaculately Presented Throughout
- Versatile Living Arrangements
- Driveway & Garage
- EPC = C
- Council Tax = D



A superbly presented semi-detached townhouse offering spacious, versatile accommodation arranged over three well-planned floors. The ground floor features a welcoming entrance hall with cloakroom/WC and an impressive open-plan living kitchen, ideal for modern family life and entertaining, complemented by a separate utility room.

To the first floor is an attractive L-shaped lounge enhanced by a Juliet balcony, alongside the primary bedroom which benefits from a stylish en-suite shower room. The second floor provides three further bedrooms, with the third currently utilised as a dressing room, together with a family bathroom. Externally, the property enjoys a mainly lawned rear garden with a decked terrace, as well as the added convenience of a driveway and garage located within a small rear courtyard.





## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase to the first floor and access to a cloakroom/WC.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin with tiled splashback. There is tiling to the floor.

#### OPEN PLAN LIVING KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is 1 1/2 bowl sink unit with mixer tap positioned beneath a window to the rear elevation, integral appliances include a double oven/grill, dishwasher and fridge. There is room for a dining table, useful understair cupboard with power and open plan to the living area, with a window to the front elevation.

#### UTILITY ROOM

Fitted with units matching those of the kitchen, worksurfaces, tiled splashbacks and a stainless steel sink unit. There is space and plumbing for an automatic washing machine and space for a second undercounter appliance.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

A spacious double bedroom with a window to the rear elevation.

#### EN-SUITE

The luxuriously appointed en-suite is fitted with a three piece suite comprising WC, counter-top wash basin upon a wall hung unit and a large walk-in shower with a glazed screen and a thermostatic shower. There is tiling to the walls and floor, heated towel rail and a window to the rear.

#### LOUNGE

An attractive 'L' shaped reception room with a window to the front elevation alongside French doors to a Juliet balcony.

#### SECOND FLOOR

#### LANDING

With access to the accommodation at second floor level.

#### BEDROOM 2

A double bedroom with decorative panel walling and a window to the rear elevation.

#### BEDROOM 3/DRESSING ROOM

A further double bedroom which the owners are currently utilising as a dressing room. There is a window to the front elevation and a range of fitted storage (units available via separate negotiation)

#### BEDROOM 4

A good sized fourth bedroom with a window to the front elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with

handheld shower attachment. There is half height wall tiling to two walls, a tiled floor and a window to the rear.

#### OUTSIDE

To the front of the property is a lawned garden area. The rear garden is mainly lawned with decking and a patio which adjoins the property. There is fencing to the boundary and a gate provides pedestrian access to the driveway and garage.

#### DRIVEWAY & GARAGE

Located in a small courtyard to the rear of the property is a driveway and garage.

#### 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

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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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