



Meden Avenue, Brough, HU15 1GH  
£229,500

  
**Philip  
Bannister**  
Estate & Letting Agents



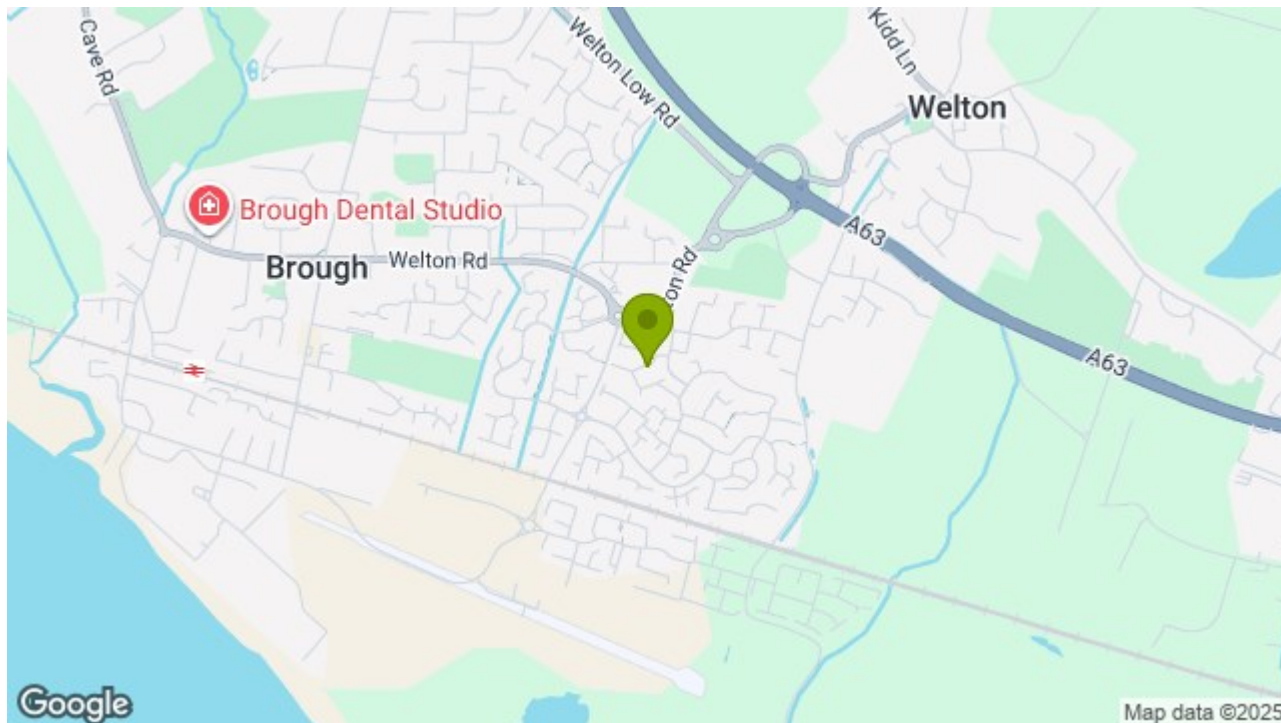
# Meden Avenue, Brough, HU15 1GH

## Key Features

- Modern Town House
- Versatile 3 / 4 Bedroom Accommodation
- Full Width Breakfast Kitchen
- Spacious First Floor Lounge
- Modern En-Suite To Bedroom 1
- Low Maintenance Rear Garden
- Side Driveway & Garage
- Ground Floor WC
- EPC = D
- Council Tax = D

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>	64	
(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		

This modern three-storey townhouse offers spacious and flexible living accommodation, perfectly suited to family life. The ground floor features a welcoming entrance hall with a cloakroom/WC, a stylish full-width breakfast kitchen, and a versatile reception room that could serve as a dining room, second sitting room, or additional bedroom. On the first floor, there is a well-appointed lounge and a third double bedroom complete with fitted wardrobes. The top floor boasts two further double bedrooms, both with fitted wardrobes, including the principal bedroom which benefits from a sleek en-suite shower room, complementing the family bathroom. Outside, the low-maintenance garden includes a modern patio and artificial turf. A driveway and garage to the side of the property provide off-road parking.









## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite entrance door. The hallway features a staircase leading to the first floor with a storage cupboard beneath.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is half height wall tiling.

#### BEDROOM 4/DINING ROOM

A versatile space which could be utilised as a bedroom, dining room or second sitting room. There is a window to the front elevation.

#### BREAKFAST KITCHEN

The breakfast kitchen is fitted with a comprehensive range of wall and base units which are mounted with solid wood worksurfaces beneath a tiled splashback. A 1 1/2 bowl ceramic sink unit sits beneath a window to the rear elevation and there is an integral fridge freezer. A freestanding range cooker sits beneath an extractor hood and there is space and plumbing for a dishwasher and washing machine. A tiled floor runs throughout, there is space for a breakfast table, access to a useful storage cupboard and a door leading to the rear garden.

### FIRST FLOOR

#### LANDING

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

## LOUNGE

A well appointed reception room providing ample space for a three piece suite. There are two windows to the rear elevation.

### BEDROOM 3

A double bedroom with fitted wardrobes and a window to the front elevation.

### SECOND FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BATHROOM

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

### BEDROOM 2

A good sized double bedroom with fitted wardrobe, storage over the stairwell and two windows to the front elevation.

### BEDROOM 1

A further good sized double bedroom with fitted wardrobes, two windows to the rear and access to en-suite facilities.

#### EN-SUITE

A modern en-suite which is fitted with a WC, inset vanity wash basin with fixed storage and a corner shower enclosure with a thermostatic shower. There is tiling to the walls, a heated towel rail and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is an artificial lawn and a footpath leading to the entrance door.

## REAR

The rear garden is a good size and is designed to be low maintenance with an extensive patio area leading to an artificial lawn. There is timber fencing to the perimeter.

### DRIVEWAY & GARAGE

A side driveway provides off street parking and leads to an attached garage. The garage features an up and over 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 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

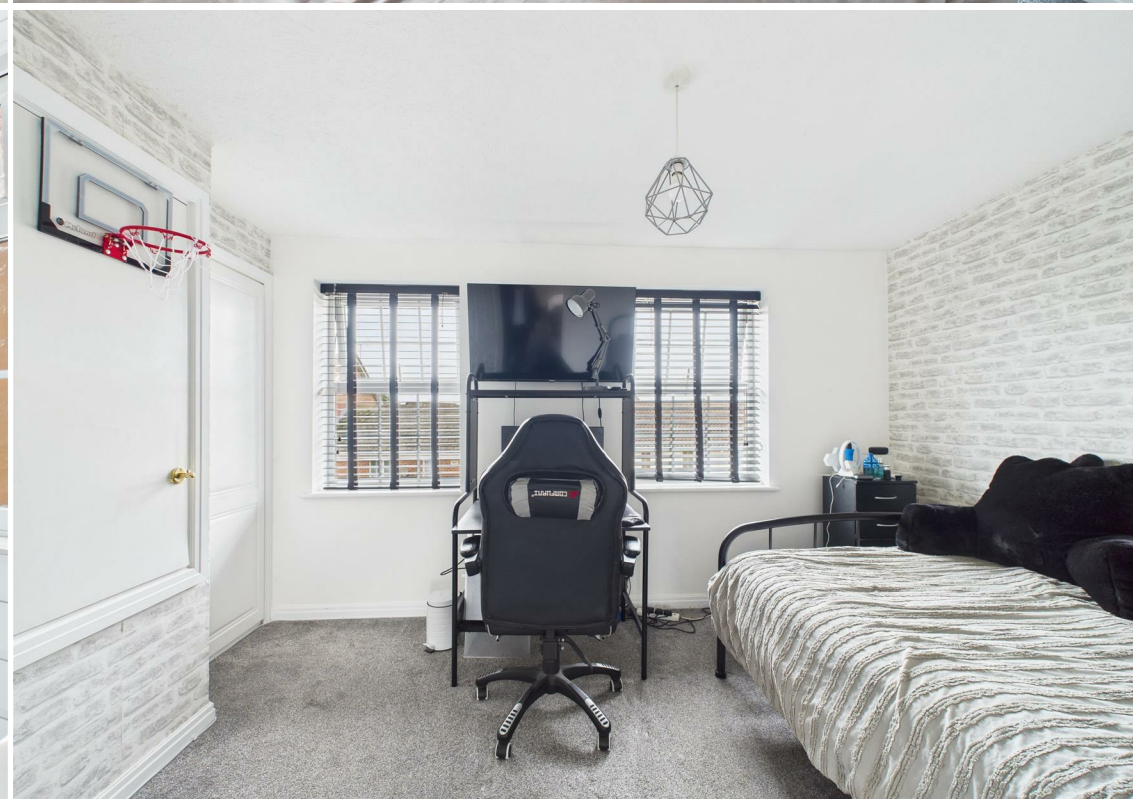
We understand that the property is Freehold.

### 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

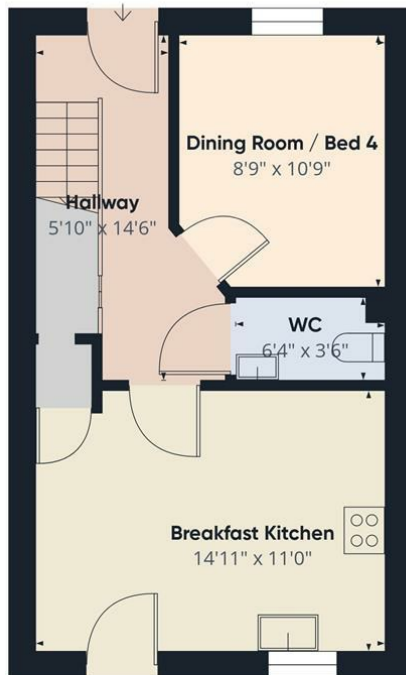
Financial Services, Conveyancing and Surveys.  
Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100  
Graham & Rosen Solicitors £125 Lockings Solicitors £100











Ground Floor



First Floor



Floor 2

Approximate total area<sup>m</sup>  
1077 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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