

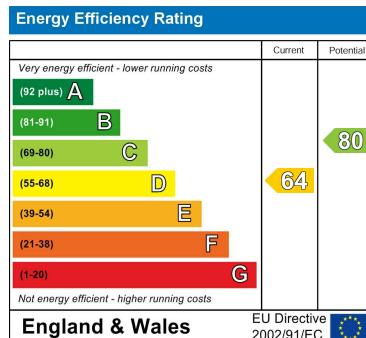


Meden Avenue, Brough, HU15 1GH  
£229,500

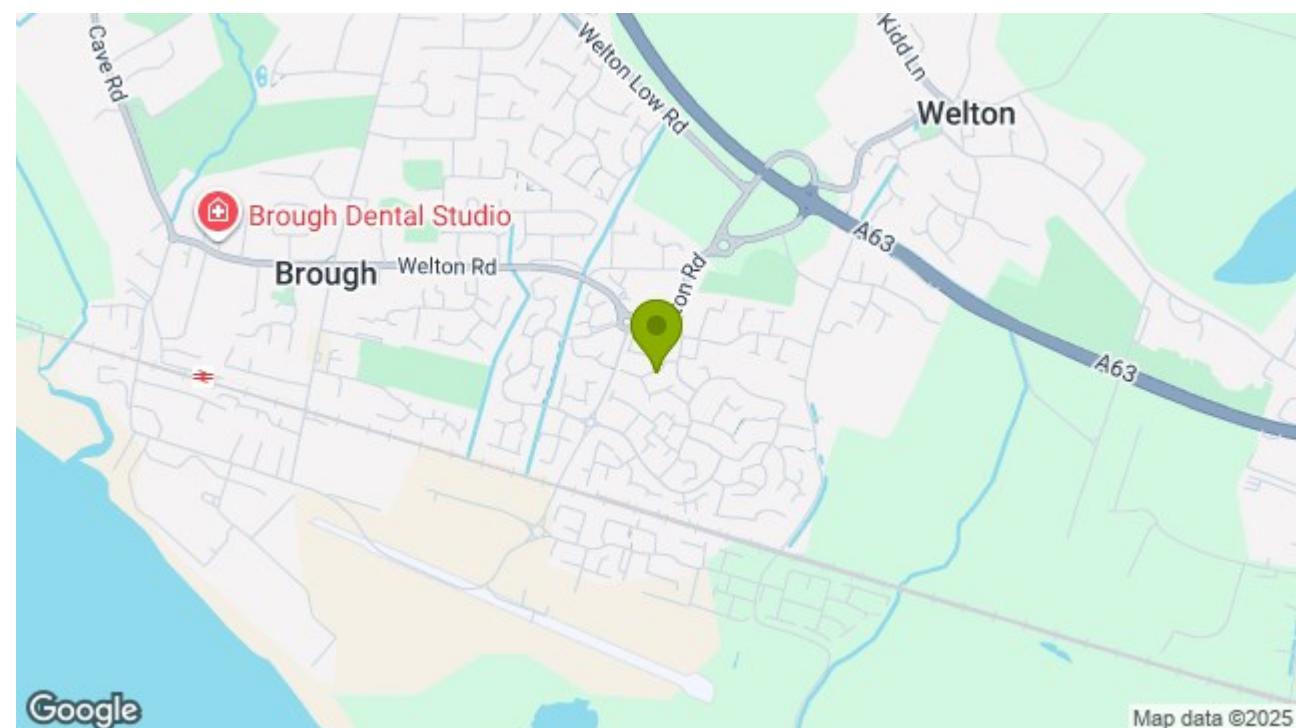
# Meden Avenue, Brough, HU15 1GH

## 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



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

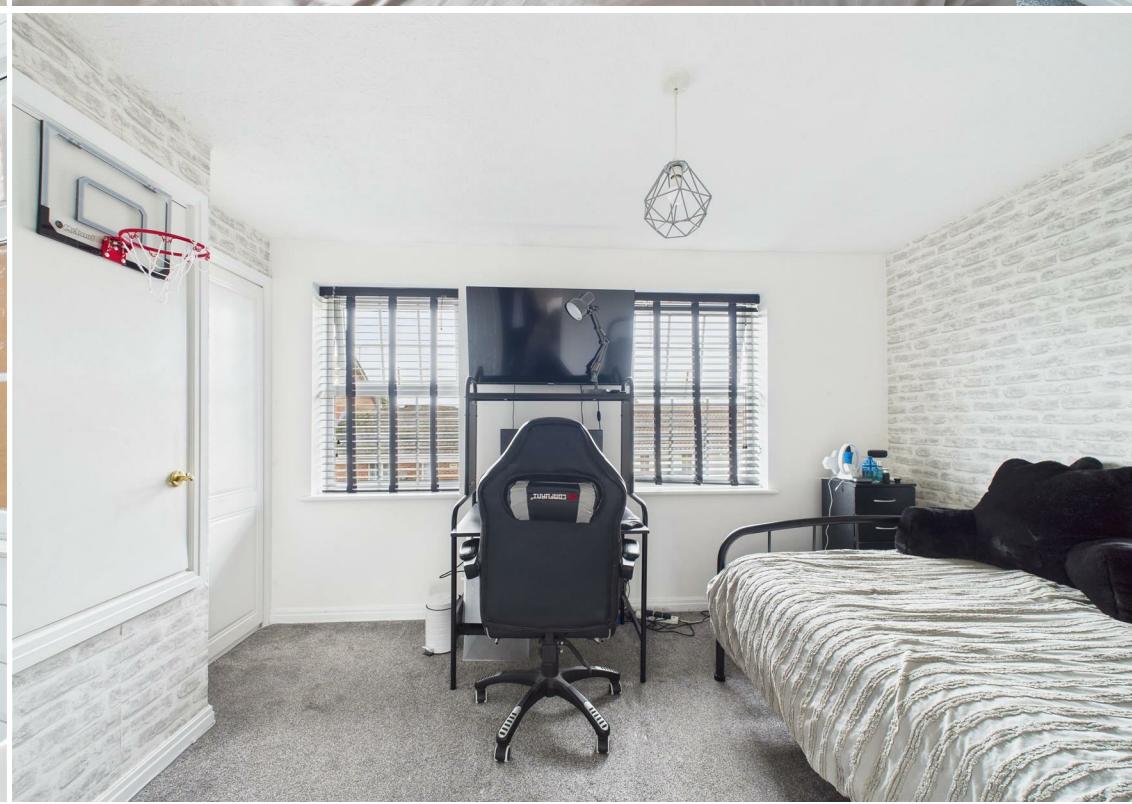
We understand that the property is Freehold.

#### 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.

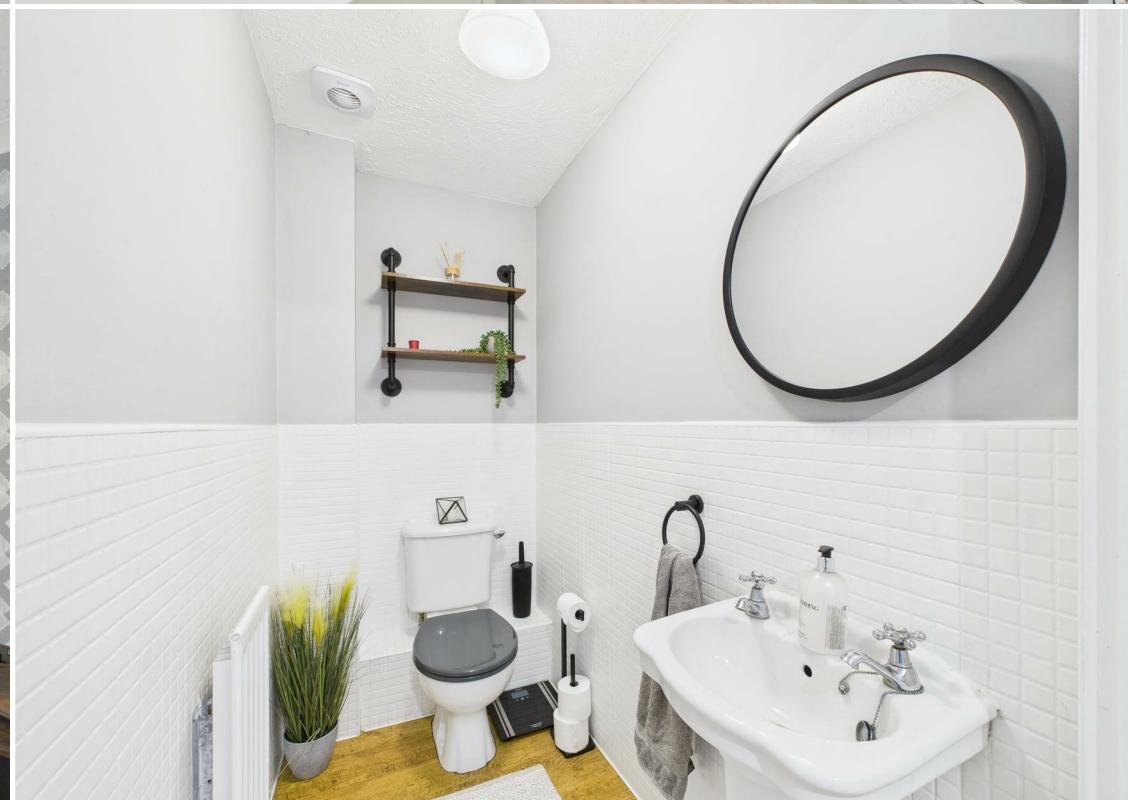
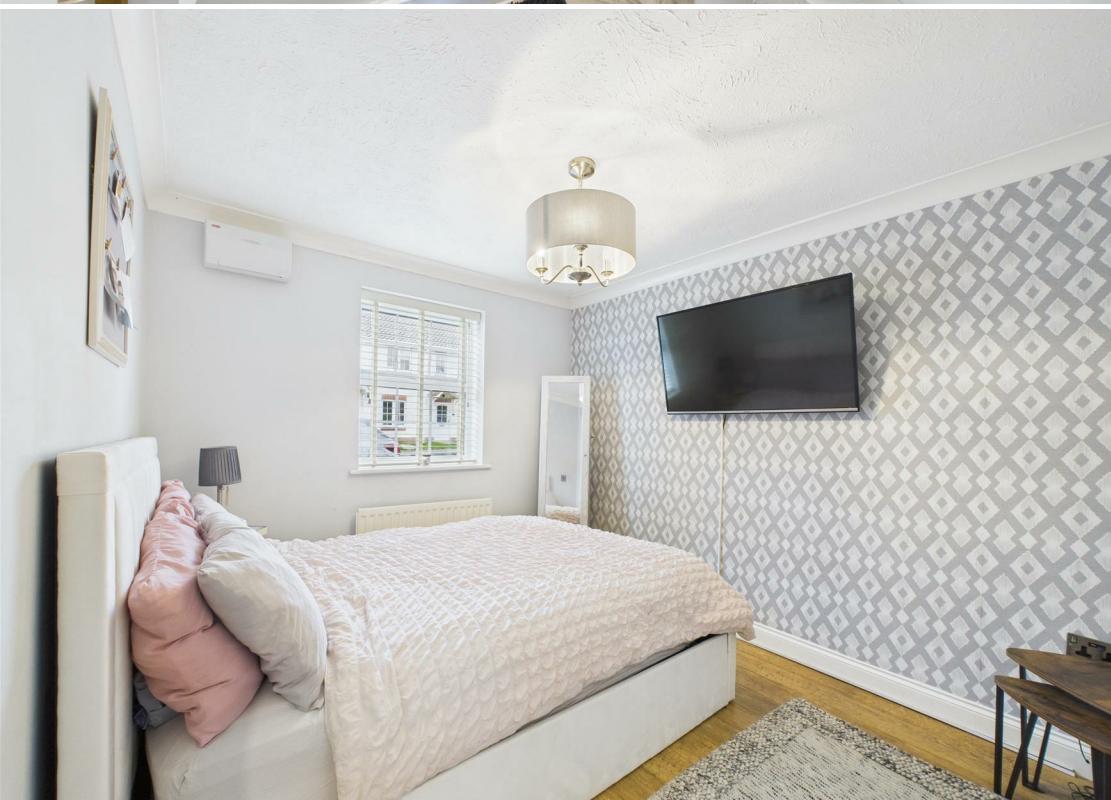
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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







1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
 Tel: 01482 668663 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)



Approximate total area<sup>(1)</sup>  
1077 ft<sup>2</sup>



**Philip**  
**Bannister**  
 Estate & Letting Agents