



Cavendish Park, Brough, HU15 1AU  
£329,950

Philip  
**Bannister**  
Estate & Letting Agents

# Cavendish Park, Brough, HU15 1AU

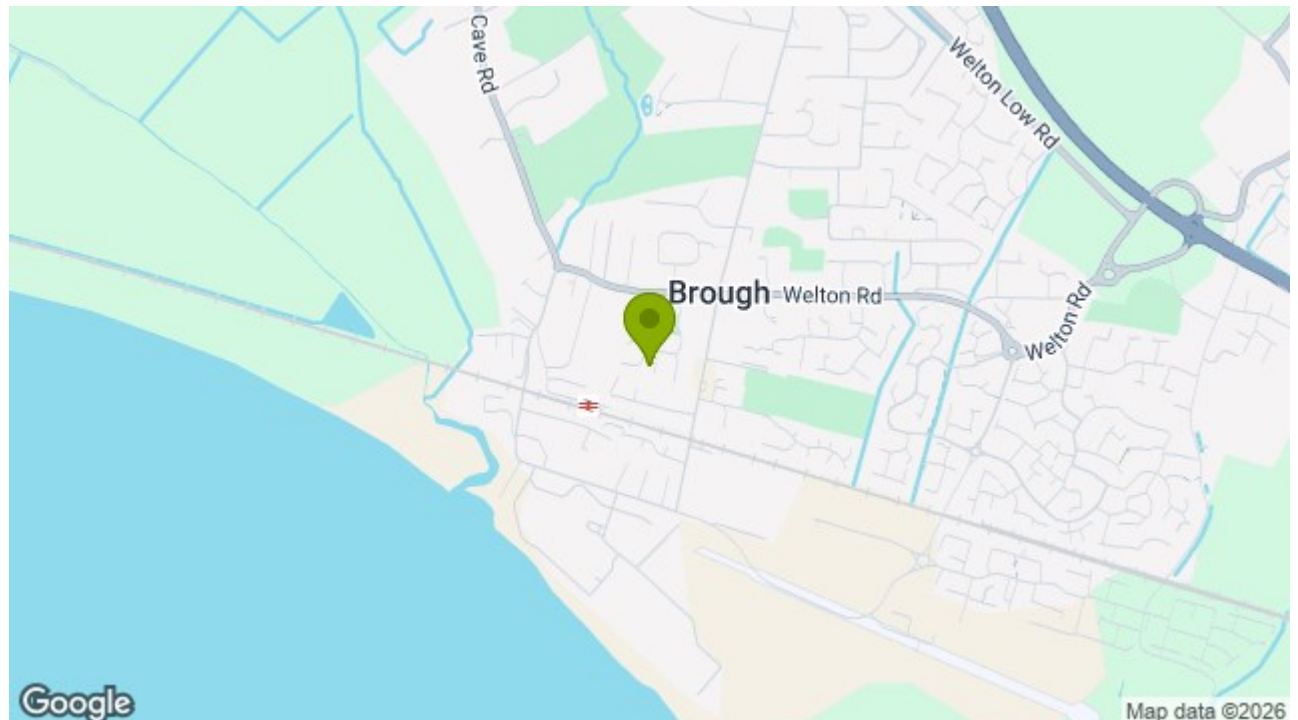
## Key Features

- Detached Family Home
- 4 Fitted Bedrooms
- Stylish Breakfast Kitchen
- Versatile Living Arrangements With 3 Reception Rooms
- Contemporary Bathroom & En-Suite
- Ground Floor Cloakroom/WC
- Separate Utility
- Driveway Parking
- Well Maintained Gardens
- EPC = C / 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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	71	81

England & Wales  
EU Directive 2002/91/EC

Positioned in a quiet cul-de-sac of similar homes, this detached four-bedroom family residence reflects the care and attention of its current owners, offering immaculately presented and recently upgraded accommodation throughout. The ground floor provides flexible living space, comprising a contemporary breakfast kitchen with separate utility room, an inviting dining room, cosy lounge, versatile family room, conservatory, and a convenient cloakroom/WC. To the first floor are four well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom is enhanced by a recently refitted modern en-suite, complemented by a stylish family bathroom. Externally, a double-width driveway offers generous off-road parking, while the rear garden provides an attractive and enjoyable outdoor space.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### BREAKFAST KITCHEN

A residential entrance door allows access to the property. Upon entering the kitchen, there is a comprehensive range of fitted with a range of high gloss wall and base units mounted with complementary work surfaces and contemporary splashbacks. A host of integral appliances include a mid-height NEFF electric double oven, gas hob beneath an extractor hood, fridge freezer and dishwasher. A composite sink unit sits beneath a window to the front elevation, there is a tiled floor throughout, recessed spotlights, plinth lighting, velux skylight and space for a breakfast table. Archways lead to to:

#### INNER HALLWAY

Leading to the the accommodation at ground floor level. There is a wood effect laminate floor.

#### CLOAKROOM/WC

Fitted with a two piece white suite comprising concealed cistern WC and wall hung wash basin. There are tiled walls and a window to the front elevation.

#### UTILITY

Accessed from the hallway, providing excellent storage space and having plumbing for automatic washing machine, space for additional appliances and a wall mounted boiler.

#### DINING ROOM/SNUG

An attractive front facing reception room offering

excellent versatility as a formal dining room or snug. There is wood effect laminate flooring and a window to the front elevation.

#### LOUNGE

Accessed via partially glazed oak double doors to a cosy reception room which includes a contemporary feature fireplace housing an electric fire. There is a window overlooking the rear garden.

#### FAMILY ROOM

An open plan space with a staircase leading to the first floor, wood effect laminate flooring and glazed double doors leading to:

#### CONSERVATORY

A brick and uPVC conservatory overlooking the rear garden, French doors open to a patio area.

#### FIRST FLOOR

#### LANDING

A part galleried landing leads to the first floor accommodation. There is a built-in airing cupboard.

#### BEDROOM 1

A spacious double bedroom with fitted slide-front wardrobes and a window to the rear elevation.

#### EN-SUITE

A contemporary en-suite which is fitted with a WC, wall hung vanity wash basin with fixed unit and a walk-in shower. There is sleek tiling to the walls, a heated towel rail and a window to the side elevation.

#### BEDROOM 2

A second double bedroom with fitted wardrobes and a window to rear elevation.

#### BEDROOM 3

A good sized third bedroom with mirror fronted wardrobes and a window to the front elevation.

#### BEDROOM 4/DRESSING ROOM

The 4th bedroom is currently utilised as a dressing room with a range of fitted wardrobes and a window to the front elevation.

#### BATHROOM

A luxurious family bathroom which is installed with a modern three piece suite comprising WC, vanity wash basin upon a fixed unit and a panelled bath with handheld mixer shower. There is marble effect 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 a recently laid double width driveway offering ample off street parking. A pedestrian gate leads to the side and rear.

#### REAR

To the rear of the property there is a lawned garden with planting beds and a paved footpath leading to a patio which adjoins the property. To one corner there is a garden shed and timber fencing runs to the perimeter.

#### 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.

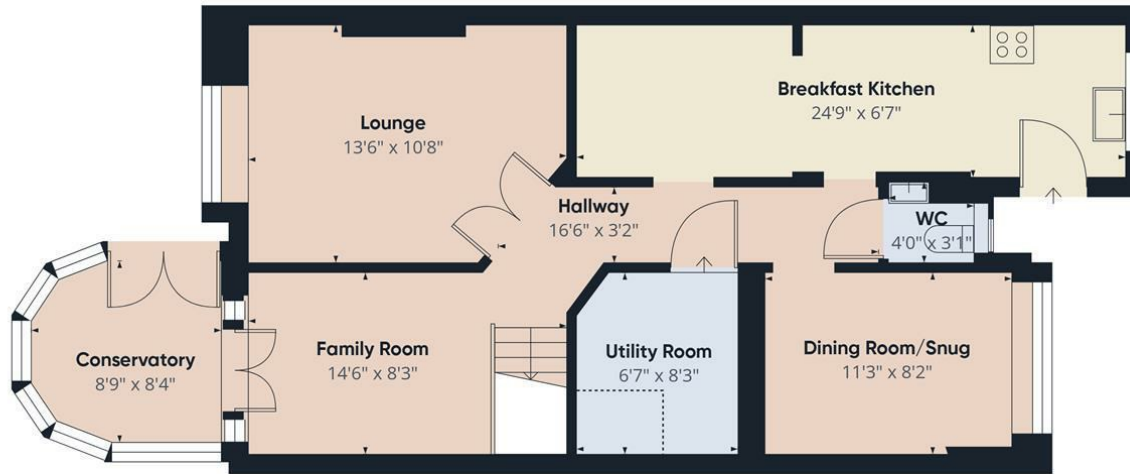
## **AGENT NOTES.**

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



First Floor



Approximate total area<sup>(1)</sup>  
1210 ft<sup>2</sup>  
Reduced headroom  
11 ft<sup>2</sup>

(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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