



Prescott Avenue, Brough, HU15 1BB  
£110,000

Philip  
**Bannister**  
Estate & Letting Agents

# Prescott Avenue, Brough, HU15 1BB

NO CHAIN - Offered to the market with no onward chain, this unique one double bedroom home presents an excellent opportunity for first-time buyers, investors, and those looking to downsize. Recently updated, the property offers well-presented accommodation comprising a lounge and kitchen to the ground floor, with a fitted double bedroom and bathroom to the first floor. Externally, the property benefits from a long garden to the front, while to the rear there is dedicated parking for two vehicles. The property also enjoys a highly convenient location, being close to local shops, the train line, and a nearby sports club.

## Key Features

- NO ONWARD CHAIN
- Unique 1 Bedroom Home
- Recently Updated
- Double Bedroom With Fitted Wardrobes
- Dedicated Parking To The Rear
- Long Front Garden
- Convenient Location
- Ideal First Time Buyer, Investor Or Downsizer
- EPC = C
- Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		92
(81-91) <b>B</b>		
(69-80) <b>C</b>	74	
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### LOUNGE

A front facing reception room with space for a living room suite, staircase leading to the first floor and a window to the front elevation.

#### KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting workurfaces beneath a tiled splashback. A stainless steel sink unit is positioned beneath a window to the front elevation, integral appliances include an oven, gas hob and extractor hood. There is space for a fridge freezer, space and plumbing for an automatic washing machine and a wall mounted boiler.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### DOUBLE BEDROOM

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

#### BATHROOM

Fitted with a three piece suite comprising WC, vanity wash basin with storage unit and a panelled bath with a thermostatic shower above. There is partial wall tiling and a window to the front elevation.

#### OUTSIDE

To the front of the property there is a lawned garden with a footpath leading to the property. The garden is screened from Prescott Avenue by privet hedging to the kerbside boundary.

#### PARKING

Accessed via a tenfoot from Blackburn Avenue, there is a two dedicated parking spaces to the property.

### 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 . (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.

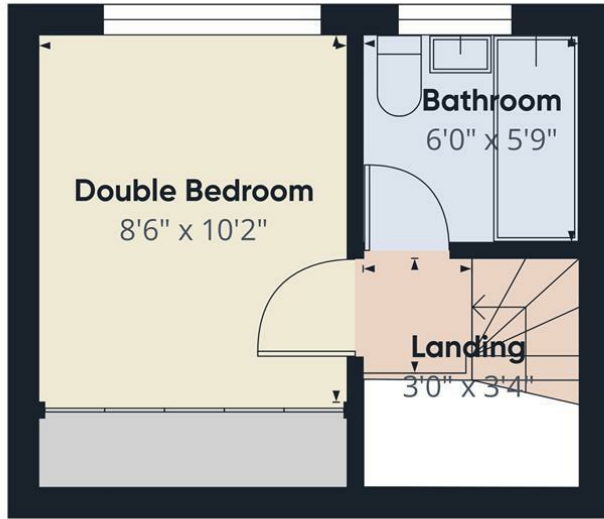
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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>m</sup>  
337 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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