



Beverley Grove, Brough, HU15 1HJ  
£290,000

Philip  
**Bannister**  
Estate & Letting Agents

# Beverley Grove, Brough, HU15 1HJ

## Key Features

- Arguably The Most Envidable Plot On The Development
- Superb Position Overlooking A Special Area of Conservation
- Far Reaching Views Towards The River Humber
- Nearly New - Detached 3 Bedroom Home
- Impressive Fitted Kitchen With Appliances
- En-Suite To Bedroom 1
- Photovoltaic Panels
- Driveway With EV Charger
- EPC = B
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	89	89
(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		
England & Wales	EU Directive 2002/91/EC	

Occupying arguably the finest position within the development, this exceptional nearly-new detached home enjoys an enviable setting with uninterrupted, far-reaching views towards the River Humber and the adjoining Special Area of Conservation. Situated on the edge of this highly regarded development, the property offers immaculately presented accommodation designed for modern living. The welcoming entrance hall leads to a cloakroom/WC, while the stylish dining kitchen is fitted with a comprehensive range of integrated appliances and features French doors opening onto the garden. The spacious lounge benefits from dual-aspect windows, perfectly framing the spectacular surrounding views.

To the first floor are three well-proportioned bedrooms, including two generous doubles and a third bedroom currently configured as a dressing room. The principal bedroom enjoys the luxury of an en-suite shower room, complemented by a contemporary family bathroom. Outside, the garden is positioned to the side of the property, while a driveway with EV charging point offers convenient off-street parking. Further enhancing its appeal, the home boasts excellent energy efficiency credentials, including photovoltaic solar panels that generate electricity for the property, helping to reduce running costs.





## ACCOMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a fitted mat, herringbone flooring, a large storage cupboard and a staircase leading to the first floor.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin with a tiled splashback. There is a continuation of the herringbone flooring.

#### LOUNGE

An attractive dual aspect reception room with each windows providing exceptional far reaching views towards the River Humber and nature reserve.

#### DINING KITCHEN

The dining kitchen is fitted with a comprehensive range of contemporary shaker style wall and base units which are mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window to the side elevation overlooking the garden, integral appliances include an oven, gas hob beneath an extractor hood, fridge freezer, dishwasher and a washing machine. There is undercabinet lighting. To the opposite end of the kitchen there is ample room for a dining table and chairs, a window to the front elevation and French doors opening to the garden. The herringbone flooring continues throughout.

### FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. There is a built-in cupboard.

#### BEDROOM 1

A double bedroom with a window to the side elevation offering spectacular elevated views towards the River Humber.

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin with a tiled splashback and a shower cubicle with a thermostatic shower and tiled inset. There is a frosted window to the front elevation.

#### BEDROOM 2

A further double bedroom with fabulous views.

#### BEDROOM 3

A third bedroom which is currently utilised as a dressing room, with fitted wardrobes and shelving. There is a window to the side elevation.

#### BATHROOM

The stylish bathroom is fitted with a 3 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, a heated towel rail and a frosted window to the front elevation.

### OUTSIDE

#### GARDENS

The property benefits from a relatively private garden which is positioned to the side of the property and features a patio area and lawn. There is timber fencing to the perimeter and a gate.

### DRIVEWAY

A private driveway provides off street parking for two vehicles and includes a fitted EV charger.

### PHOTOVOLTAIC PANELS

The photovoltaic panels capture the sun's energy and converting it into electricity that can be used in the home.

### 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. There is however an Estate Charge and may be associated costs.

### 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.**

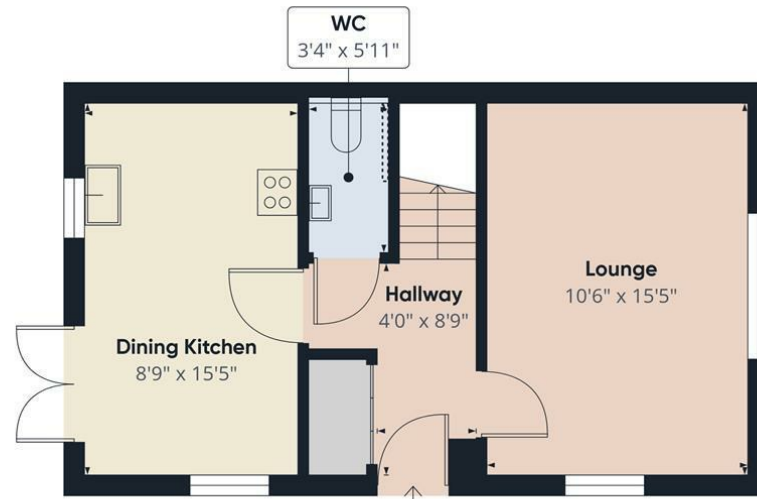
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they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition 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>  
770 ft<sup>2</sup>  
Reduced headroom  
1 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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