



Palmer Garth, Brough, HU15 1UT
£225,000

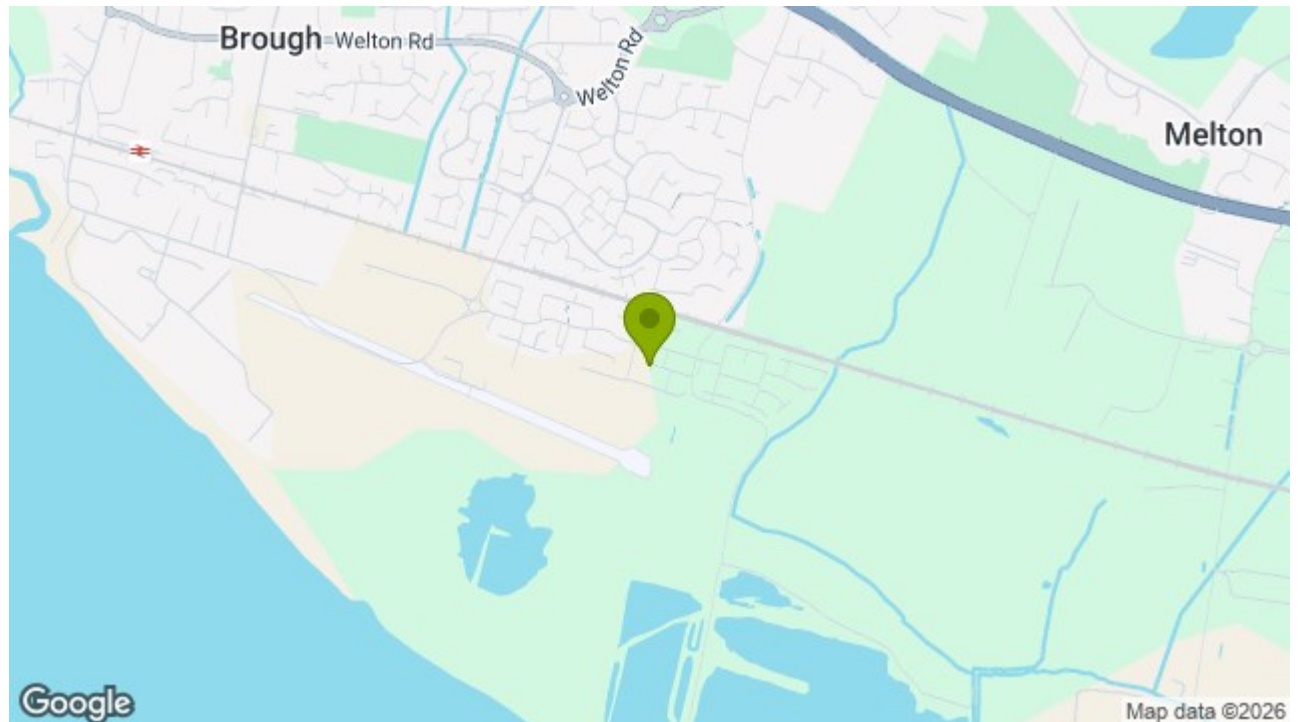
Palmer Garth, Brough, HU15 1UT

Key Features

- Modern 3 Bedroom Home
- Immaculately Presented Throughout
- Impressive Dining Kitchen With Appliances
- En-Suite To Bedroom 1
- Contemporary Bathroom
- Good Sized Rear Garden
- 2 Parking Spaces To The Front
- EPC = B
- Council Tax = C

This modern contemporary semi-detached home was completed in June 2025 and still benefits from the remainder of its new build warranties. Immaculately presented throughout, the accommodation comprises an entrance hall with cloakroom/WC, a front facing lounge and an impressive full width dining kitchen fitted with integrated appliances. To the first floor are three well-proportioned bedrooms, including a stylish contemporary en-suite to the principal bedroom, together with a modern family bathroom. Externally, the property enjoys a good sized rear garden and a double width driveway to the front, making this an ideal home for a range of buyers seeking stylish, move-in ready accommodation.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	91	91
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door, the hallway has a tiled floor and access to:

CLOAKROOM/WC

Fitted with a two piece suite comprising concealed cistern tiled WC and wall hung wash basin with splashback. There is tiling to the floor.

LOUNGE

A front facing reception room with a staircase leading to the first floor. There is an understair storage cupboard and a window to the front elevation.

DINING KITCHEN

The dining kitchen is fitted with a range of wall and base units which are mounted with complementary worksurfaces beneath matching upstands. There is a stainless steel sink unit and a range of integral appliances which include an oven, hob beneath an extractor hood, fridge freezer and a dishwasher. There is space for a dining table and chairs, French doors to the rear garden and a herringbone-style floor throughout.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom positioned to the rear of the property with a built in cupboard and access to:

EN-SUITE

A well appointed en-suite which is fitted with a concealed cistern WC, pedestal wash basin and a double width shower cubicle with a thermostatic shower and a tiled inset. There is further wall tiling and a tiled floor.

BEDROOM 2

A double bedroom positioned to the front of the property.

BEDROOM 3

A good sized third bedroom positioned to the front of the property.

BATHROOM

Fitted with a three piece suite comprising concealed cistern WC, pedestal wash basin and a panelled bath with splashback tiling. There is tiling to the floor.

OUTSIDE

FRONT

To the front of the property there is a double width block paved driveway providing off street parking.

REAR

To the rear of the property there is a good sized lawn garden with a patio area adjoining the property. There is timber fencing 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 - Council Tax Band From a verbal

enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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, it is however likely to be subject to an Estate Charge to maintain the 'green space' within the development.

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.

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.

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.

AGENT NOTES.

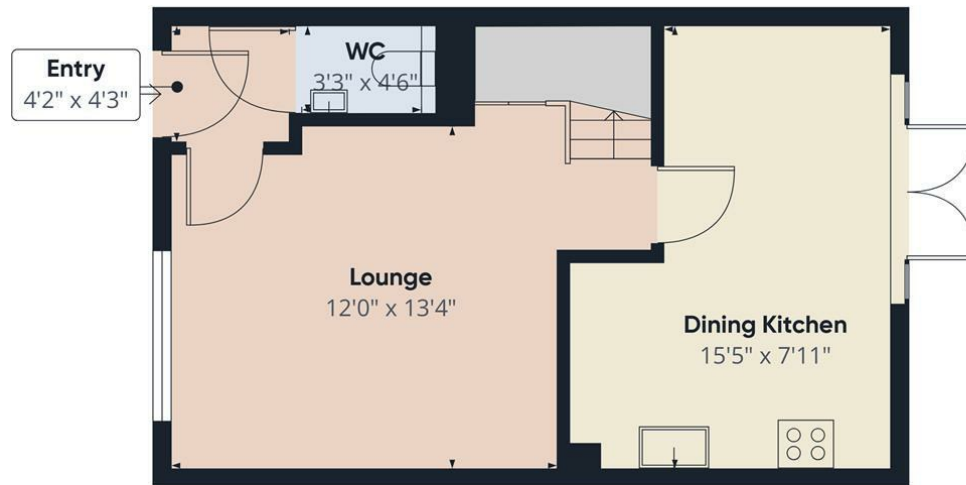
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travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These 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.

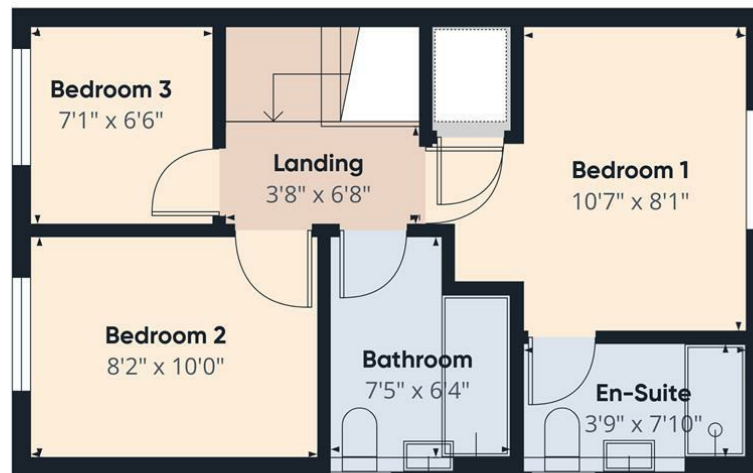
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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⁽¹⁾
714 ft²

(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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