



Nursery Court, Brough, HU15 1DG
Offers Over £280,000

Philip
Bannister
Estate & Letting Agents

Nursery Court, Brough, HU15 1DG

Key Features

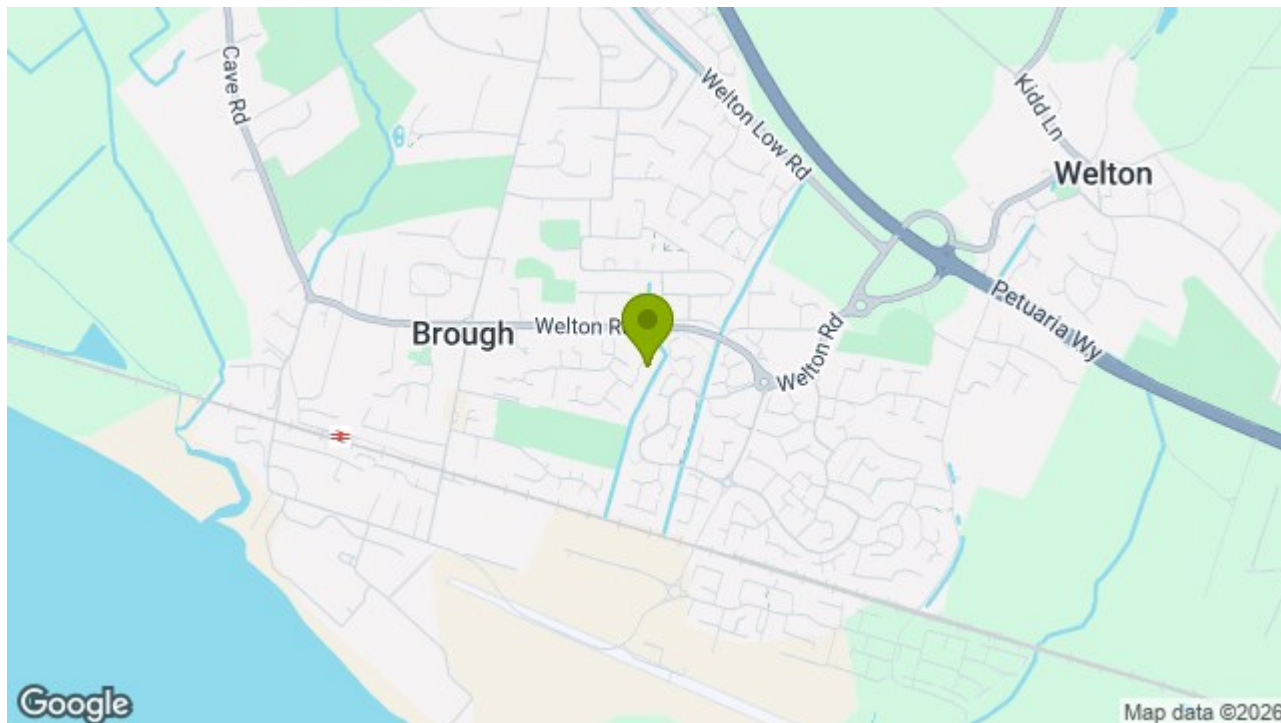
- NO CHAIN
- Move Faster - Legal Pack Ready
- Modernised Throughout
- 3 Good Sized Bedrooms
- 2 Reception Rooms
- Newly Fitted Kitchen
- Contemporary Bathroom & En-Suite
- Detached Double Garage
- Cul-De-Sac Location
- EPC = C / Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	79
(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	

NO CHAIN - Move faster with this legally prepared home - This refurbished three-bedroom detached property is set within a desirable cul-de-sac and is offered to the market with no onward chain, making it ideal for buyers seeking a smooth and efficient purchase. The accommodation begins with a welcoming entrance hall leading to a spacious front-facing lounge, while a separate dining room opens into a newly fitted kitchen, creating an excellent layout for modern living. A useful rear entrance and cloakroom complete the ground floor.

To the first floor are three generous bedrooms, two of which benefit from fitted furniture. The principal bedroom enjoys a contemporary en-suite, complemented by a newly installed family bathroom finished to a high standard.

Outside, the property features gardens to both the front and rear, with the rear garden offering a good degree of privacy. A driveway provides off street parking and leads to a detached double garage.





ACCOMMODATION

The property is arranged over two floor and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a built-in cupboard, a window to the side elevation and access to:

LOUNGE

A spacious front facing reception room with cantilever bow window and a feature fireplace housing a living flame gas fire.

DINING ROOM

With ample space for a dining table and chairs. There is a door to the rear garden and an archway leading to:

KITCHEN

The newly fitted kitchen comprises a comprehensive range of 'midnight blue' wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a window to the side elevation and there is a further window to the rear. Integral appliances include an oven, ceramic hob and extractor hood. There is space for a washing machine and further space for a larder fridge freezer.

REAR ENTRANCE

With a door allowing access from the side of the property. A staircase leads to the first floor.

CLOAKROOM/WC

Fitted with a modern two piece suite comprising WC and vanity wash basin with fixed storage unit. There is a window to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a window allowing natural light and a built-in cupboard.

BEDROOM 1

A double bedroom positioned to the rear of the property with two windows. There is a wall of built-in storage with hanging rails, shelving and a dressing area.

EN-SUITE

The contemporary shower room is beautifully appointed and includes a three piece suite comprising WC and vanity wash basin within a fixed unit, and a shower cubicle with a thermostatic shower and waterproof splashboards. There is further half height wall tiling, a heated towel rail and a window to the side elevation.

BEDROOM 2

A second double bedroom with fitted storage to include hanging rails and shelves. There is a window to the front elevation.

BEDROOM 3

A good sized third bedroom with a window to the front elevation.

BATHROOM

The modern family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin above a fixed storage unit and a panelled bath with a glazed screen, tiling and a thermostatic shower over. There is further half height wall tiling and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a footpath leading to the entrance door. A further section of lawn continues beyond the garages.

REAR

The established rear garden enjoys a good level of privacy and is mainly laid to lawn. There is a patio area adjoining the property and perimeter planting beds alongside timber fencing. To the side of the property there is a gated access which leads from the front.

DRIVEWAY & DOUBLE GARAGE

The driveway provides ample off street parking and leads to a detached double garage. The garage features two individual up and over doors, 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.

SECURITY - The property has the benefit of an installed burglar alarm system.

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 D. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

TENURE

We understand that the property is Freehold.



LEGAL PACK

The vendors have opted to provide a legal pack for the sale of their property which includes a set of searches. The legal pack provides upfront the essential documentation that tends to cause or create delays in the transactional process.

The legal pack includes:

- Evidence of title
- Standard searches (regulated local authority, water & drainage & environmental)
- Protocol forms and answers to standard conveyancing enquiries

The legal pack is available to view in the branch prior to agreeing to purchase the property. The vendor requests that the buyer purchases the searches provided in the pack which will be billed at £360 (inc. VAT) upon completion."

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

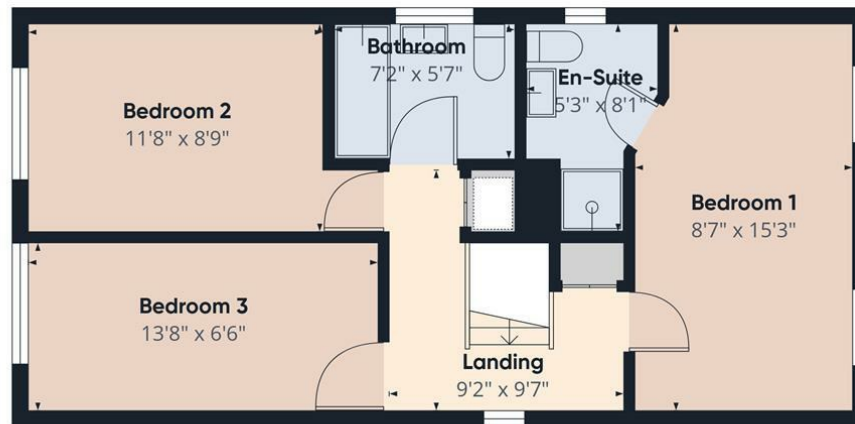
or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip 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 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⁾
934 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.

GIRAFFE360



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