



Munstead Way, Brough, HU15 1FN  
£150,000

Philip  
**Bannister**  
Estate & Letting Agents

# Munstead Way, Brough, HU15 1FN

## Key Features

- Perfect Starter Home
- Beautifully Presented Throughout
- Larger Than Average Plot
- Extended Balcony Area
- Gated Driveway
- Stunning Shower Room
- Desirable Location
- EPC =

A desirable one-bedroom property nestled in the heart of Brough, this quirky home is perfect for a first-time buyer seeking style and convenience. Beautifully presented throughout, the property boasts a modern design with immaculate interiors and a bright open-plan living space on the first floor, creating a welcoming and versatile environment. A south-facing sun terrace provides the perfect spot to relax and enjoy the sunshine, while the contemporary shower room and comfortable double bedroom add to the home's appeal. Externally, the property benefits from extensive parking, including a secure gated driveway, making it an attractive and practical choice for modern living.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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	





## BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

## GROUND FLOOR;

### ENTRANCE HALL

A welcoming entrance hall with storage cupboard off.

### BEDROOM 1

A bedroom of double proportions with window to the front elevation.

### SHOWER ROOM

Stunning shower room with a three piece suite comprising of a walk-in shower, concealed cistern WC and a vanity wash hand basin.

## FIRST FLOOR;

### KITCHEN

Well equipped kitchen with light grey wall and base units, laminated work surfaces and a breakfast bar. Integrated appliances include a Fridge/Freezer, a Gas Hob, Electric Oven and a Sink Unit with further plumbing for an automatic washing machine.

### LIVING ROOM

A lovely space with Juliet balcony to the front elevation, access to the sun terrace.

## EXTERNAL;

## SUN TERRACE

This stunning first floor roof terrace enjoys a southerly aspect and features a covered seating area.

### DRIVE

A driveway to the front of the property provides off street parking and continues through timber gates to a covered storage area. There is potential for additional parking on a gravelled section to the front of 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 replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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.

### 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.

### TENURE

We understand that the property is Freehold. This should be clarified by your legal representative.

### 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 independent 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.

## AGENTS NOTES

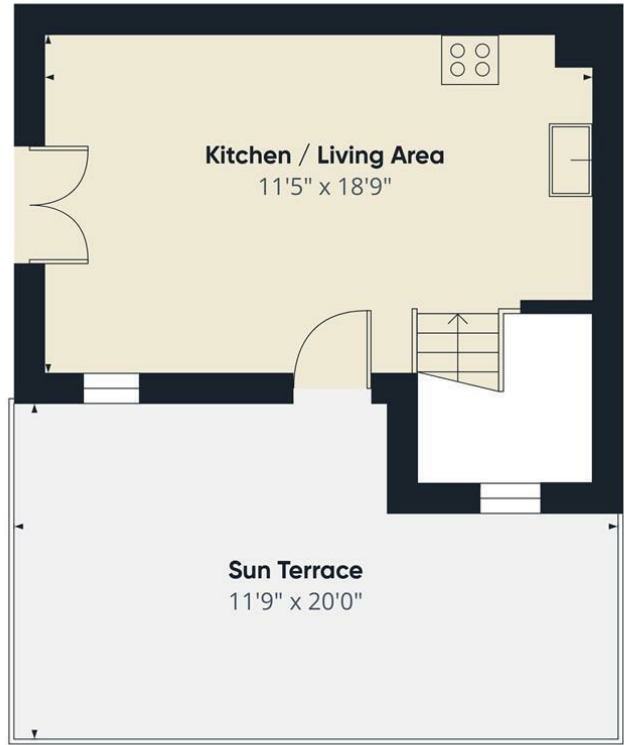


Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Approximate total area<sup>(1)</sup>  
440 ft<sup>2</sup>  
Balconies and terraces  
208 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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