



Spitfire Drive, Brough, HU15 1YP
£220,000

Philip
Bannister
Estate & Letting Agents

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Key Features

- Modern 3 Bedroom Home
- Beautifully Presented Throughout
- Full Width Dining Kitchen With Appliances
- Ground Floor Cloakroom/WC
- Contemporary Bathroom
- Private Rear Garden
- Allocated Parking For 2 Vehicles
- EPC = B
- Council Tax = C

This extremely well-presented modern three-bedroom semi-detached home offers an ideal opportunity for a wide range of buyers, including first-time purchasers, second movers, investors, and those looking to downsize. The property provides ready-to-move-into accommodation, beginning with an entrance hall complete with a convenient cloakroom/WC, leading through to a front-facing lounge. To the rear, a full-width dining kitchen fitted with integrated appliances and enhanced by French doors opening onto the garden. The first floor hosts three well-proportioned bedrooms alongside a stylish contemporary bathroom. Externally, the home benefits from a private rear garden and off-street parking for two vehicles situated within a courtyard setting.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	83	
(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 internal doors to the lounge and:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with a tiled splashback.

LOUNGE

An attractive front facing reception room with ample space for a three piece suite. There is a window to the front elevation and a staircase which leads to the first floor and has a storage cupboard below.

DINING KITCHEN

The full width dining kitchen is fitted with a range of grey gloss wall and base units which are mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window to the rear and there are a range of integral appliances which include an oven, gas hob beneath an extractor hood, fridge freezer, dishwasher and washing machine. To the opposite end of the kitchen there is space for a dining table and chairs and French doors which lead to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom which is positioned to the rear of the property.

BEDROOM 2

A second double bedroom which is positioned to the front of the property.

BEDROOM 3

A good sized third bedroom to the rear of the property.

BATHROOM

The well appointed bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a folding glazed screen, thermostatic shower and tiling above. There is a built-in storage cupboard and a window to the front.

OUTSIDE

To the front of the property there is a small garden area and a footpath leading to the property. At the rear there is a lawned garden with gravel borders and raised decking to the bottom. A timber fence runs the perimeter and there is a garden shed.

PARKING

There is allocated parking for two vehicles to the rear 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 PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

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 . (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.

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.

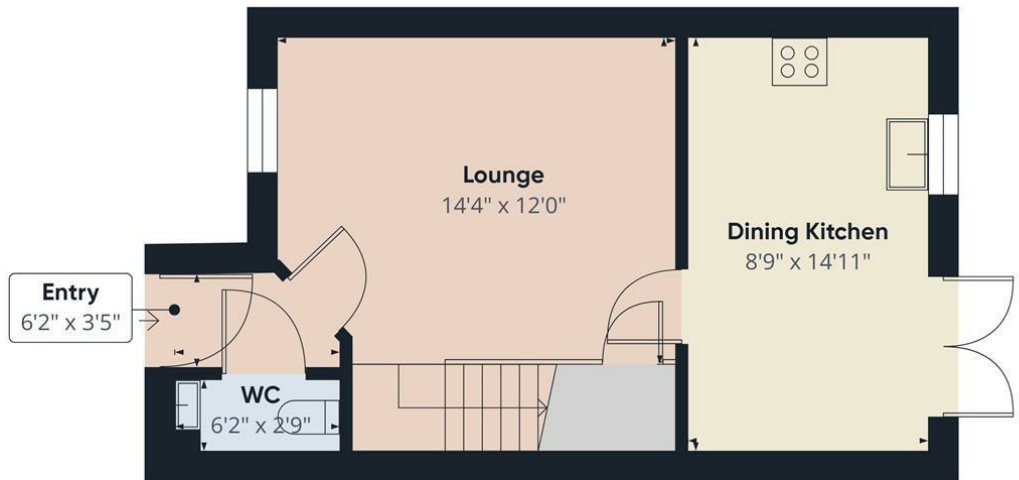
AGENT NOTES.

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

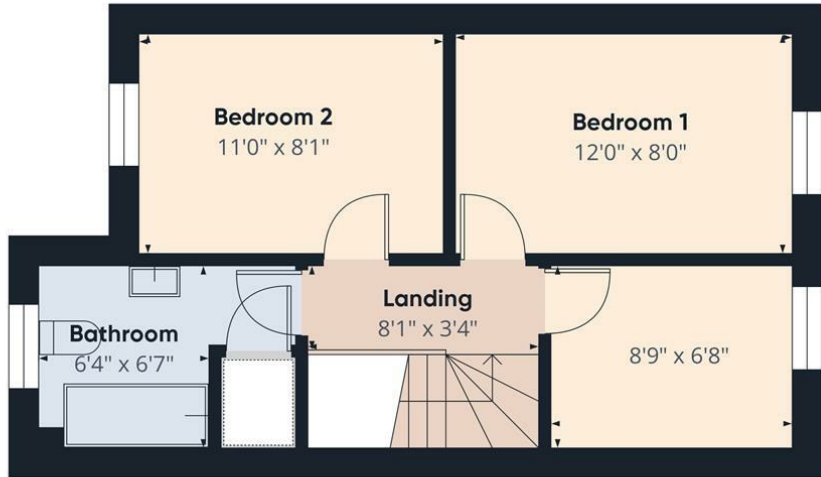
or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to 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^m
706 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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