



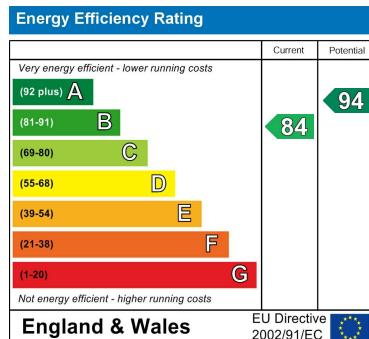
Airedale Drive, Brough, HU15 1US  
£290,000

Philip  
**Bannister**  
Estate & Letting Agents

# Airedale Drive, Brough, HU15 1US

## Key Features

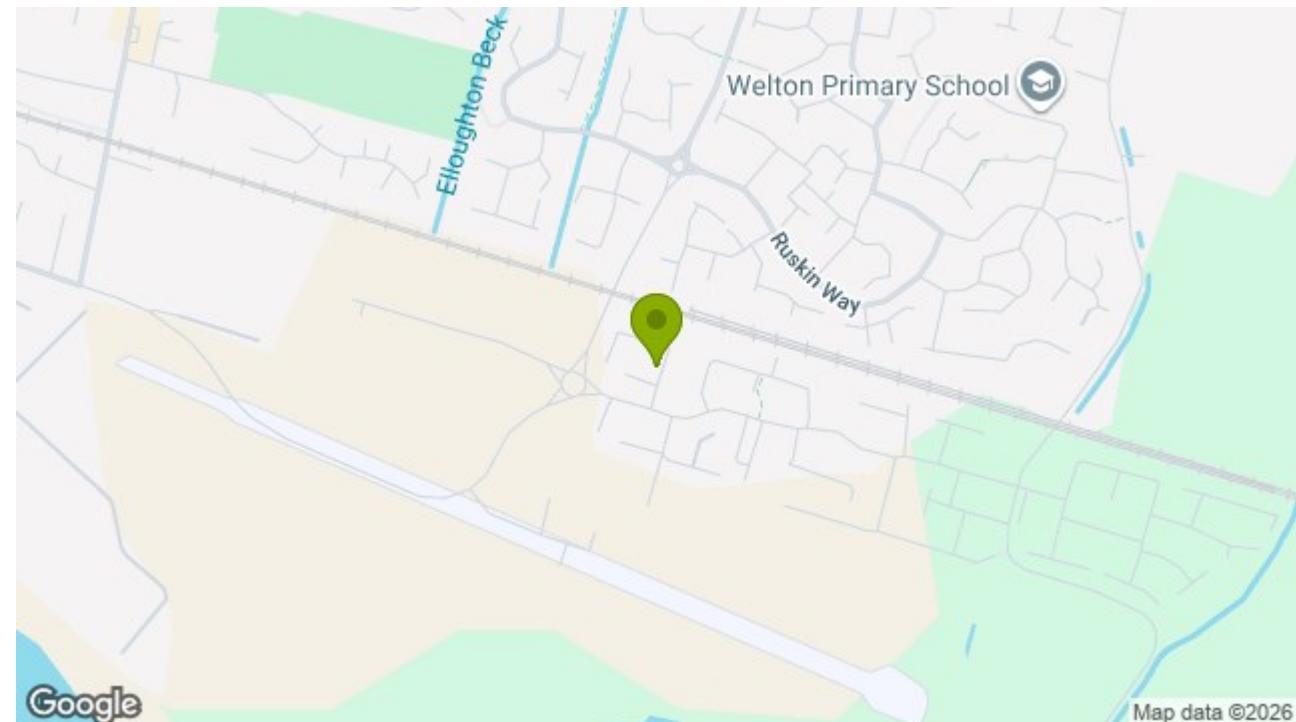
- \*\*\* £5,000 DEPOSIT ALLOWANCE \*\*\*
- Detached Family Home
- 4 Spacious Double Bedrooms
- En-Suite + Family Bathroom
- Attractive Westerly Garden
- Spacious Dining Kitchen With Appliances
- Separate Utility Room & WC
- Double Width Driveway
- Integral Garage
- EPC = B / Council Tax = D

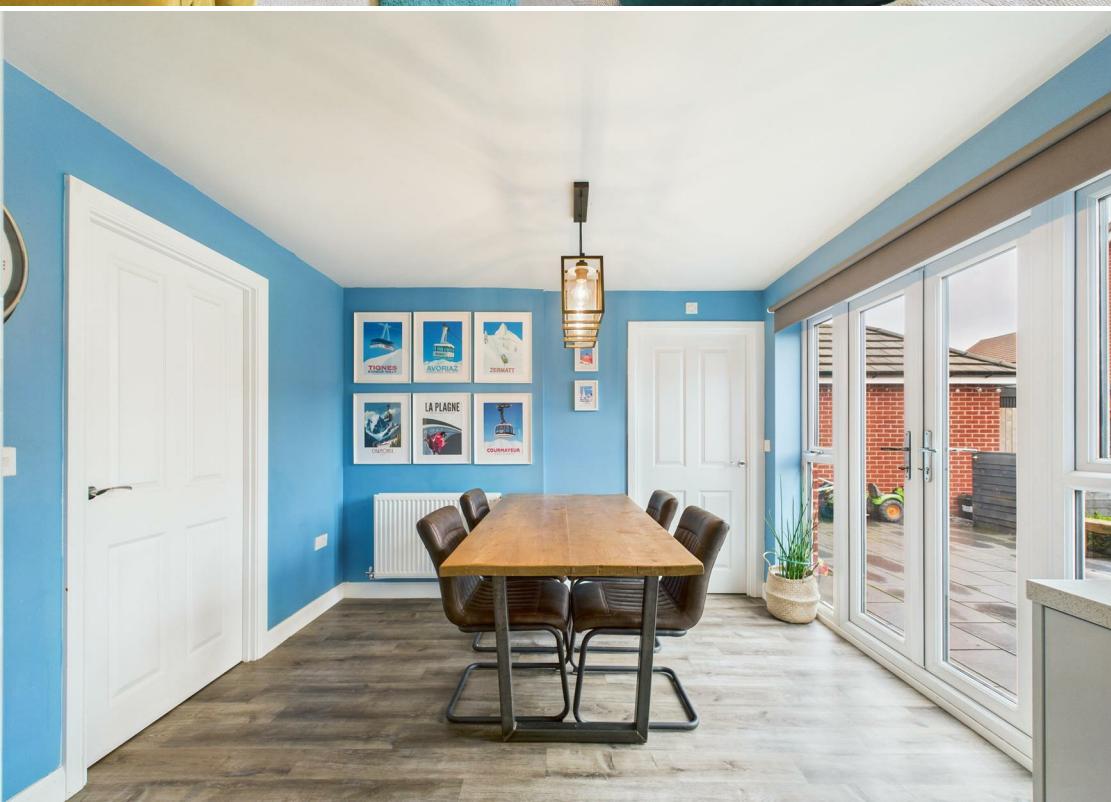


\*\*\* £5,000 Deposit Allowance \*\*\* Positioned in a desirable spot within this modern residential development is this attractive detached home, featuring a westerly-facing rear garden. Enjoying a contemporary layout which includes an entrance hall, a generous front facing lounge, and a spacious dining kitchen complete with integrated appliances and French doors opening onto the rear garden. Additional ground floor features include a useful utility room and a cloakroom/WC.

Upstairs, the property offers four double bedrooms, with the principal bedroom enjoying an en-suite shower room, along with a well-appointed family bathroom.

To the front, a lawned garden complements a double-width driveway providing ample off-street parking and access to the integral single garage. A gated side path leads to the rear garden, which enjoys a westerly aspect and features a lawn and a generous patio area.





## ACCOMMODATION

The accommodation 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 staircase to the first floor with a cupboard beneath.

#### LOUNGE

16'0" x 10'9" (4.89m x 3.28m)

A spacious front facing reception room overlooking a green area.

#### DINING KITCHEN

17'3 x 10'4 (5.26m x 3.15m)

A fabulous dining kitchen with high gloss wall and base units mounted with complementary worksurfaces beneath matching upstands. A stainless steel sink unit sits beneath a window to the rear, integrated appliances include an electric oven, gas hob beneath an extractor hood, fridge freezer and dishwasher. There is space for a dining table and French doors opening to the garden.

#### UTILITY ROOM

5'6 x 5'3 (1.68m x 1.60m)

With matching units and worksurfaces. There is space and plumbing for an automatic washing machine and space for a second under counter appliance.

#### CLOAKROOM/WC

5'3 x 3'2 (1.60m x 0.97m )

With low flush WC, wash basin and a window to the side elevation.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

13'9 x 13'4 (4.19m x 4.06m)

A spacious double bedroom with part panelled walls, a window to the front and access to en-suite facilities.

#### EN-SUITE

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

#### BEDROOM 2

10'4 x 11'5 (3.15m x 3.48m)

A second double bedroom with a window to the rear.

#### BEDROOM 3

9'0 x 12'4 (2.74m x 3.76m)

A further double bedroom bedroom with a window to the front elevation.

#### BEDROOM 4

9'5 x 10'2 ( 2.87m x 3.10m)

A fourth double bedroom with window to the rear elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, shower and tiling over. There is a heated towel rail and a window to the rear elevation.

#### OUTSIDE

To the front of the property there is a lawned garden and a double width driveway leading to an integral

garage. A path to the side leads to the rear garden which enjoys a westerly aspect and is lawned with a large patio area and timber fencing to the perimeter.

#### GARAGE

An integral garage with up and over door, light and power supply. There is an external EV charger to the garage wall.

#### 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, however it may be subject to a future Estate Charge. This should be verified by your legal representatives.

#### VIEWINGS

Strictly by appointment with the sole agents.

#### AML

Please be advised that when you agree to purchase





a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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

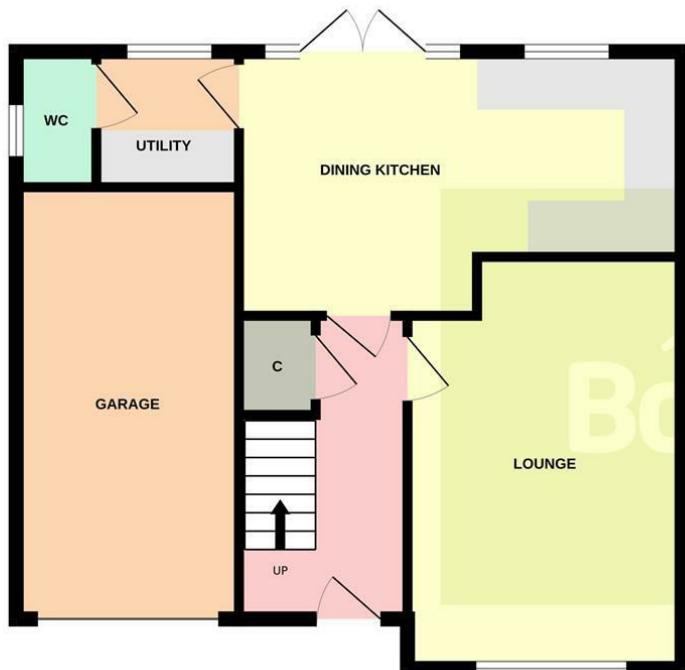
intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or 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 NSTITUTE 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  
599 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR  
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1198 sq.ft. (111.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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