



Wold View, Brough, HU15 1DB

Offers Over £185,000



Platinum Collection

Wold View, Brough, HU15 1DB

Situated in the heart of Brough, this superbly presented three-bedroom semi-detached home offers an excellent opportunity for first-time buyers and growing families alike, boasting modern touches throughout and a stylish yet practical layout. The property features generous and well-proportioned living accommodation, including a bright and spacious lounge and a contemporary kitchen ideal for everyday living and entertaining, while upstairs offers three comfortable and versatile bedrooms alongside a modern family bathroom. Externally, a sizeable rear garden provides the perfect space for outdoor dining, relaxation, or family activities, making this an attractive, move-in-ready home in a highly desirable location.



Dark grey kitchen cabinets housing two built-in ovens with stainless steel handles and digital displays.

White subway tile backsplash, a stainless steel range hood, and dark grey upper cabinets. A white countertop holds a kettle, toaster, and other kitchen items.

A window with white horizontal blinds overlooking the kitchen. A sink with a chrome faucet is positioned below the window. A small vase with purple flowers sits on the counter.

Countertop area featuring a coffee machine, jars of snacks, and other kitchen accessories.

Large dark grey kitchen cabinets on the right side of the room, including a tall refrigerator unit.

A wooden dining table with a white runner and a matching wooden bench. A white ceramic vase with dried flowers sits on the table. Two black chairs are tucked under the table.



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Key Features

- Semi Detached Home
- Sought-After Location
- Generous Living Accommodation
- Superb Dining Kitchen
- Utility Room + Cloakroom
- Well Proportioned Bedrooms
- A Must See!
- EPC = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR;

ENTRANCE HALL

Providing access to the accommodation.

LIVING ROOM

A generous living room with bay window to the front elevation.

DINING KITCHEN

Superbly appointed dining kitchen with graphite grey wall and base units, laminated work surfaces and a tiled splash back. Integrated appliances include an Induction Hob, electric Double Oven, Extractor, Automatic Washing Machine and a Fridge/Freezer. Further benefitting from ample dining space, laminate wood flooring, vertical radiator and a window to the rear elevation.

UTILITY ROOM

With matching units and surfaces to the kitchen, plumbing for an Automatic Washing Machine, space for a Tumble Dryer, laminate wood flooring, access to the under-stairs cupboard, window to the front elevation, door to the rear.

CLOAKROOM

With a concealed cistern WC, vanity wash hand basin and a window to the side elevation.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions, fitted wardrobe and a window to the rear elevation.

BEDROOM 2

A further double bedroom with fitted open wardrobes and a window to the front elevation.

BEDROOM 3

A generous third bedroom with window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, a vanity wash hand basin and a low flush WC.

EXTERNAL;

FRONT

A gravelled frontage with footpath leading to the front of the property.

REAR

A raised decking area, block paved patio, timber fencing, area prepped for a lawn and a garden shed.

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.

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

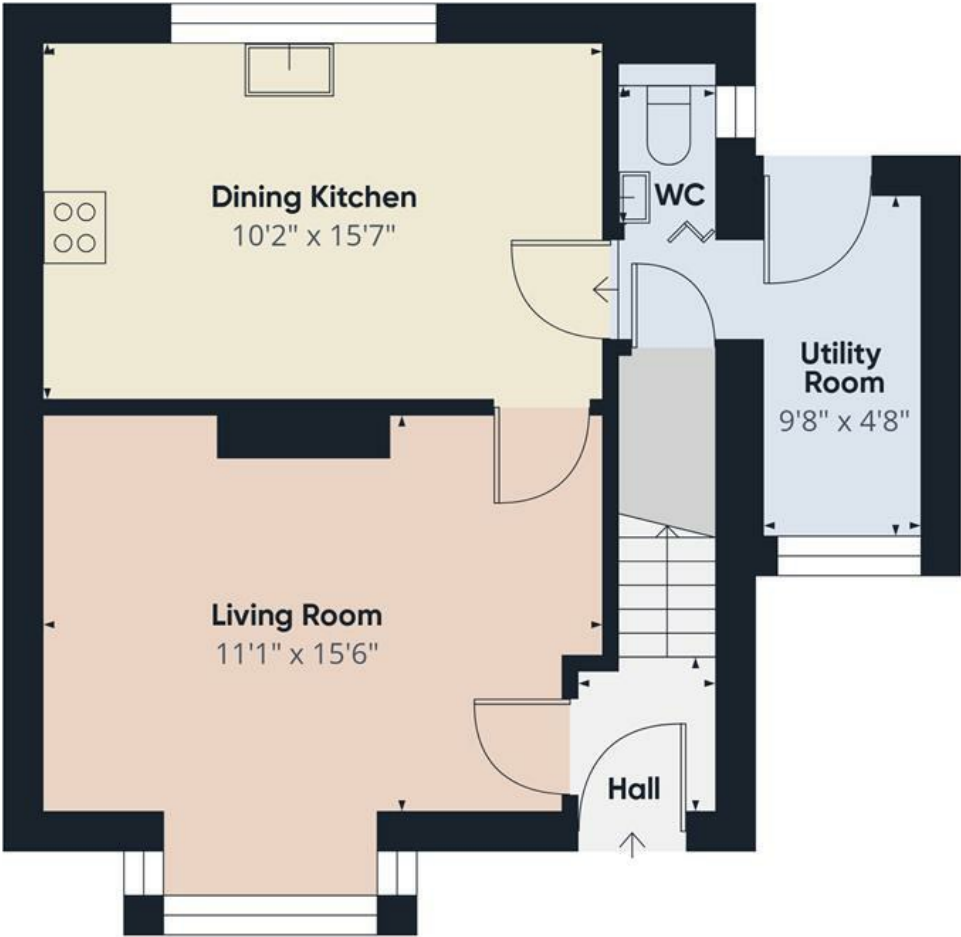
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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.

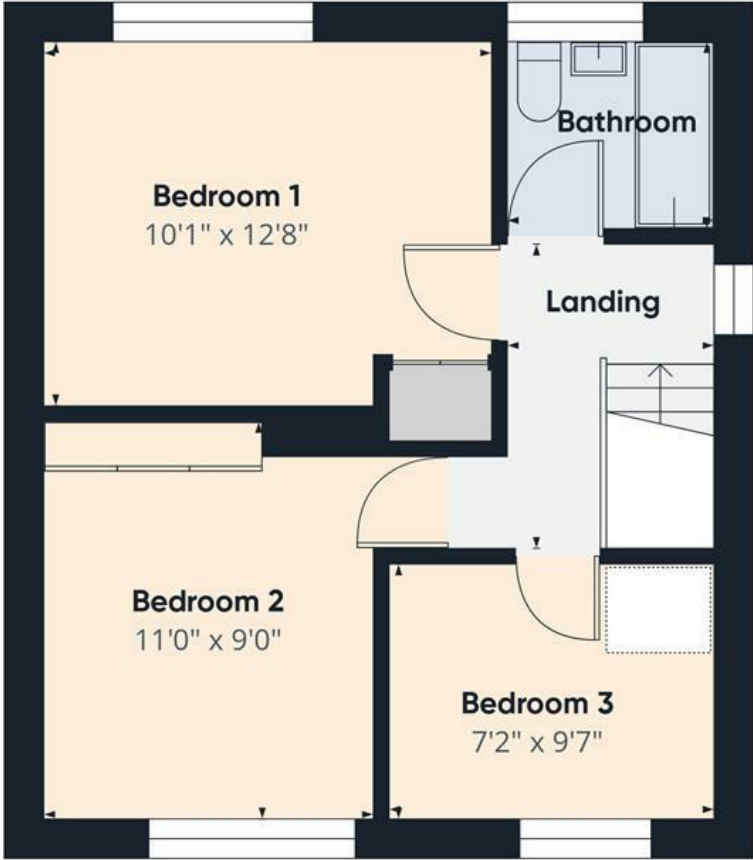
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

DECLARATION

Under the Terms of the Estate Agency Act the Agents wish to give formal and forward notice that this property is owned by an employee of the Company.



Ground Floor



First Floor

Approximate total area⁽¹⁾
820 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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