



Sidings Court, Brough, HU15 1ES
£290,000

Philip
Bannister
Estate & Letting Agents

Sidings Court, Brough, HU15 1ES

Key Features

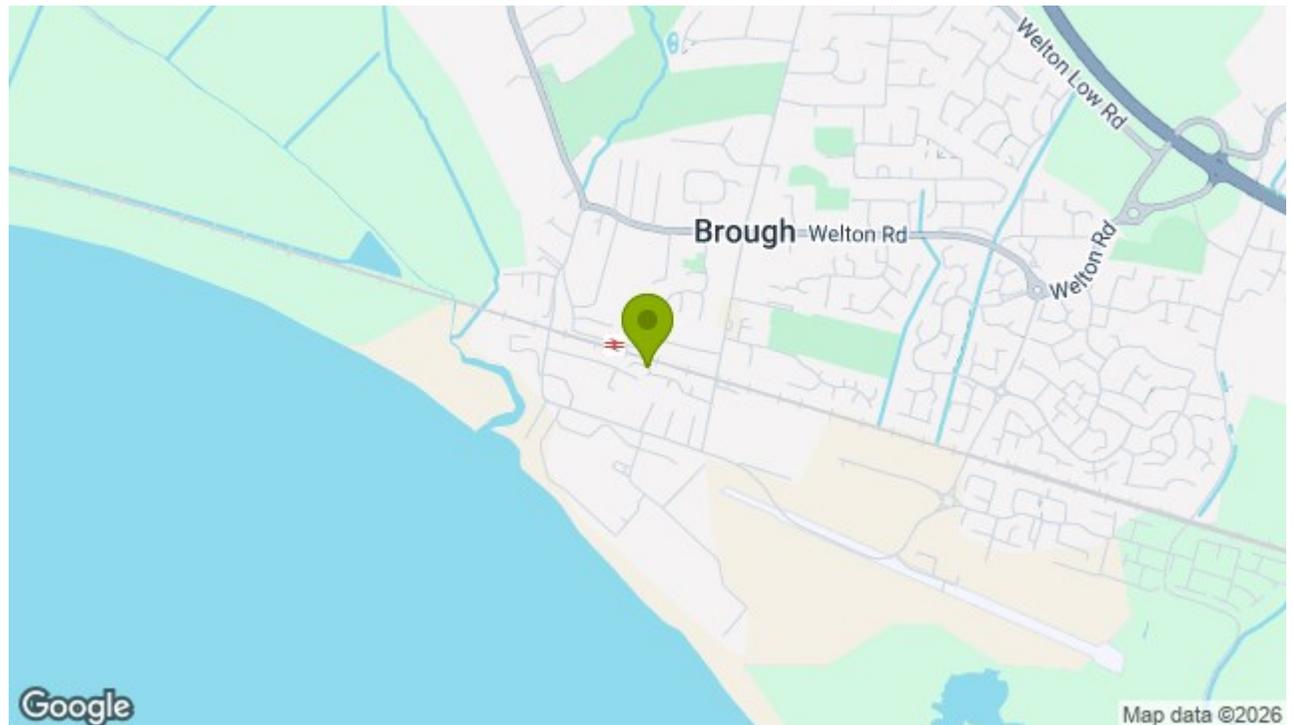
- Detached Family Home
- 3 Good Sized Bedrooms
- Tastefully Finished Throughout
- Stylish Dining Kitchen
- Superb Garden Room Extension
- Spacious Lounge With Log Burner
- Contemporary Bathroom & Cloakroom/WC
- Ample Driveway & Garage
- Landscaped Rear Garden
- EPC = D / Council Tax = C

This beautifully transformed three-bedroom home blends stylish, contemporary living with generous space. Boasting a modern internal layout, the property has been thoughtfully updated in recent years. The heart of the home is the stunning full-width dining kitchen, which flows seamlessly into a fabulous day room with a vaulted ceiling—perfect for relaxed living and entertaining.

The ground floor also features a spacious lounge with a cosy log-burning fire, as well as a convenient cloakroom/WC. Upstairs, three well-proportioned bedrooms—one with fitted wardrobes—are served by a sleek, modern bathroom.

Externally, the home offers ample driveway parking, a rear garden ideal for outdoor enjoyment, and a garage providing additional storage or parking options.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	81
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
67	
EU Directive 2002/91/EC	
England & Wales	





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

A residential entrance door provides access to the internal accommodation. A staircase leads to the first floor, there is decorative wall panelling and a cloakroom/wc off.

CLOAKROOM/WC

Fitted with a two piece suite comprising counter top wash basin and WC. There is metro green wall tiling and a window to the front.

LOUNGE

17'5" x 10'9" (5.33 x 3.28)

A spacious front facing lounge with a feature fireplace housing a log burning stove beneath a timber mantle. There is herringbone style flooring and a window to the front elevation.

DINING KITCHEN

9'10" x 17'5" (3 x 5.33)

A full width dining kitchen fitted with a stylish kitchen comprising a comprehensive range of shaker style wall and base units which are mounted with timber worksurfaces beneath a tiled splashback. There is a Belfast sink unit beneath a window to the rear elevation, a freestanding range sits beneath an extractor hood and there is space for further kitchen appliances. To the opposite end of the kitchen there is ample space for a dining table and an opening to:

DAY ROOM

10'0" x 9'3" (3.05 x 2.84)

This impressive day room has a vaulted ceiling with

two Velux skylights. Windows overlook the garden and there are French doors leading out.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in cupboard and a window to the side elevation. Loft hatch to give access to a fully boarded loft space which benefits from shelving, storage cupboard and velux window.

BEDROOM 1

11'10" x 10'0" (3.61 x 3.05)

A double bedroom positioned to the rear of the property with decorative panelling and a window to the rear elevation.

BEDROOM 2

12'4" x 10'9" (3.76 x 3.3)

A second double bedroom with a fitted wardrobe and a window to the front elevation.

BEDROOM 3

8'7" x 7'10" (2.64 x 2.39)

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

BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC and inset wash basin within a fixed unit, a panelled bath with glazed screen and shower over. There is partial tiling to the walls and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a block paved driveway providing off street parking.

REAR

The rear garden has been partially landscaped with a central lawn, timber sleepers to the borders and a raised patio area. A further patio area adjoins the property, there is timber fencing and established shrubbery.

DRIVEWAY & GARAGE

A further driveway provides additional off street parking and leads to a brick built garage. The garage has a roller door, light and power. A personnel door is accessed via the side.

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 C. (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.

VIEWINGS

Strictly by appointment with the sole agents.

MORTGAGES

The mortgage market changes rapidly and it is





vitaly 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.

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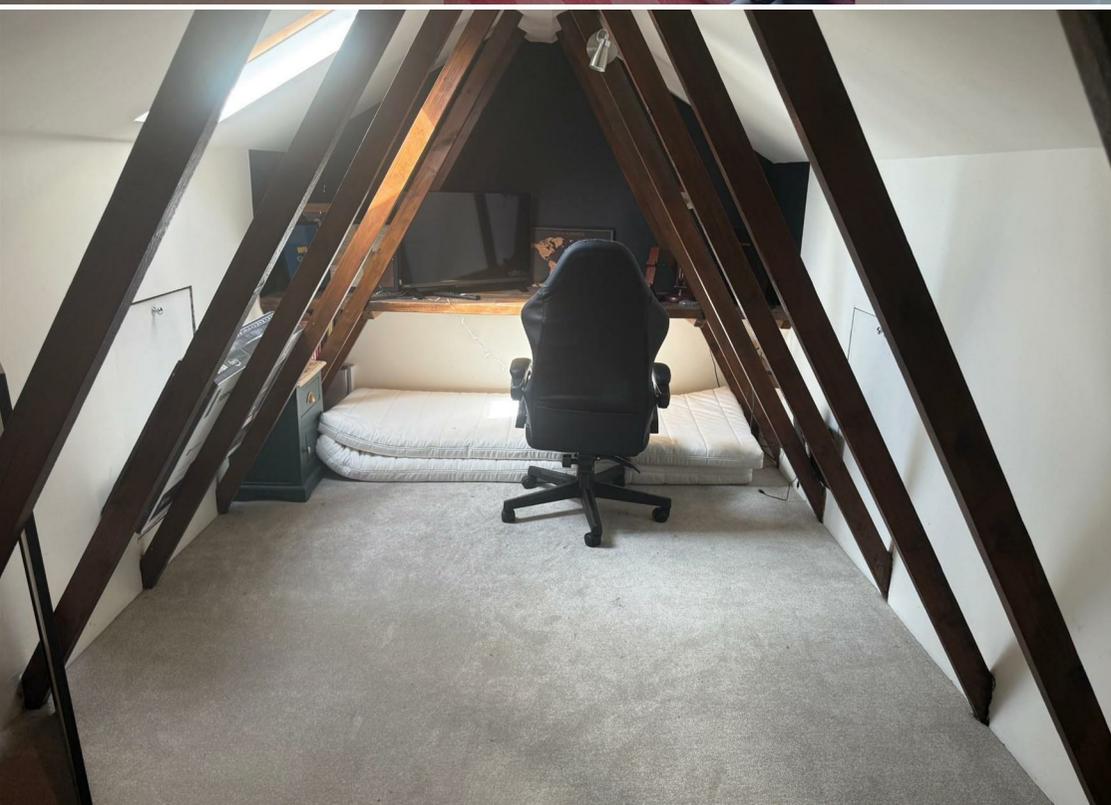
is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

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.



GROUND FLOOR

1ST FLOOR



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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