



Dearne Court, Brough, HU15 1GL
£160,000

Philip
Bannister
Estate & Letting Agents

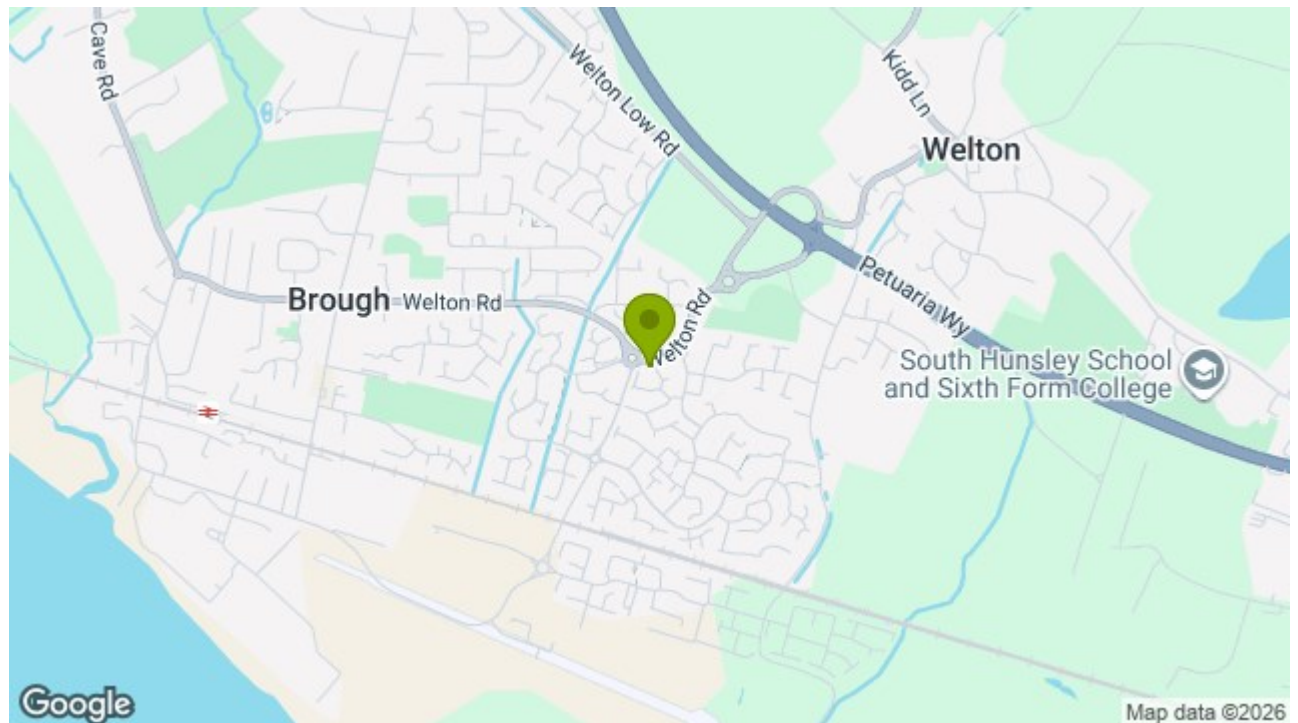
Dearne Court, Brough, HU15 1GL

Key Features

- Ideal First Time Buyer Home
- 2 Fitted Bedrooms
- En-Suite To Bedroom 1
- South Westerly Rear Garden
- Ground Floor WC
- Breakfast Kitchen With Appliances
- Conservatory Overlooking The Garden
- Allocated Parking
- EPC = C
- Council Tax = B

This two bedroom home offers an excellent opportunity for a range of buyers, including first-time purchasers, investors and those looking to downsize. The accommodation briefly comprises an entrance hall with cloakroom/WC, a comfortable front-facing lounge and a breakfast kitchen fitted with a range of integral appliances, with doors opening through to a bright conservatory overlooking the garden. To the first floor are two generous bedrooms, both benefiting from fitted wardrobes, with bedroom one also enjoying the advantage of an en-suite shower room in addition to the main house bathroom. Externally, the property features a gravelled forecourt to the front, a south-westerly facing rear garden, and the added benefit of allocated parking.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	81
(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 residential entrance door. Internal doors to:

CLOAKROOM/WC

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

LOUNGE

A front facing reception room with a feature fireplace and a window to the front elevation.

BREAKFAST KITCHEN

With a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit sits beneath a window to the rear, integral appliances include a oven, hob, concealed extractor hood, fridge freezer, washing machine and dishwasher. There is space for a breakfast table, a staircase leading to the first floor and doors opening to:

CONSERVATORY

Of brick and uPVC construction, with a tiled floor and door opening to the garden.

FIRST FLOOR

LANDING

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

BEDROOM 1

A double bedroom with fitted wardrobes and overhead cabinets. There is a window to the front elevation and access to:

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure with a thermostatic shower. There is partial wall tiling and a window to the front elevation.

BEDROOM 2

A generous single bedroom with fitted wardrobes and a window to the rear elevation.

BATHROOM

Fitted with a three piece suite comprising WC, wash basin and a panelled bath with a glazed screen and shower over. There is partial wall tiling and a window to the rear.

OUTSIDE

To the front of the property there is gravel courtyard with hedging to the kerbside boundary. To the rear there is a garden which enjoys a south westerly aspect and features a patio adjoining the property with gravel area beyond.

PARKING

There is an allocated parking space to the 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 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 B. (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.

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.

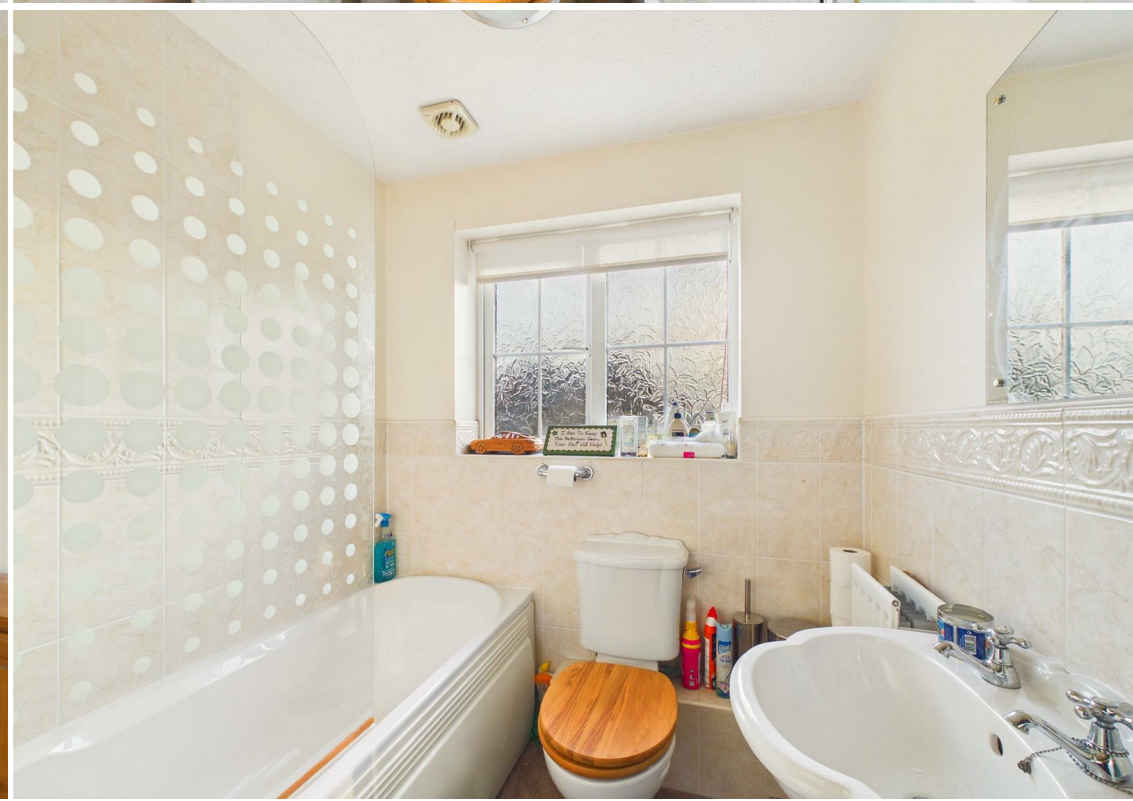
AGENT NOTES.

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

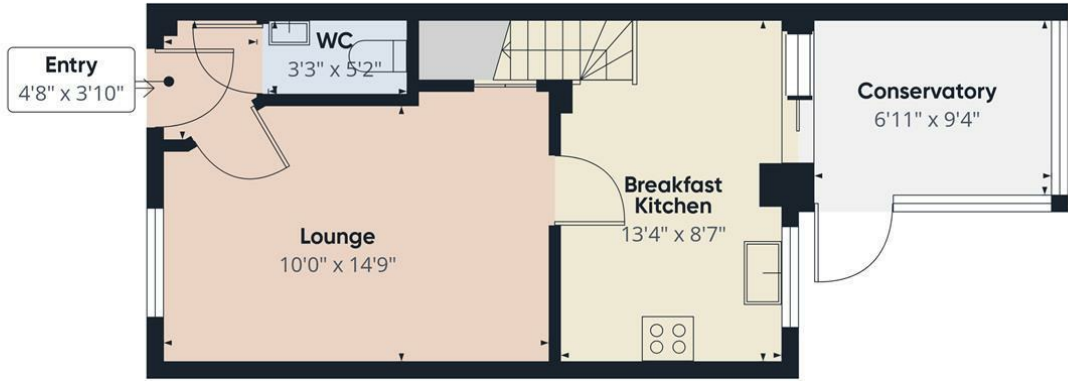
intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or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

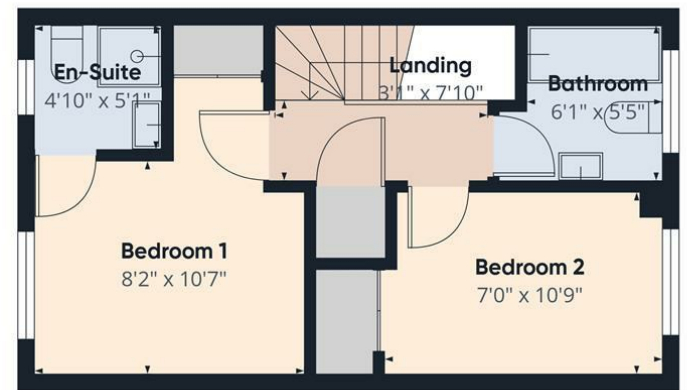
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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
664 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.

GIRAFFE360



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