



Jefferson Drive, Brough, HU15 1AQ
£375,000

Philip
Bannister

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A vastly extended and extensively remodelled family home in the heart of Brough, offering superb space throughout and perfectly suited to modern family living. The property features a fabulous open-plan dining kitchen, multiple reception spaces, a practical utility room, five generous bedrooms and well-appointed bathroom facilities, complemented by a sizeable enclosed rear garden, detached garage and ample off-street parking.

Key Features

- Superb Semi-Detached Family Home
- 5 Generous Bedrooms
- Over 1850 sqft of Accommodation
- Stunning Living Dining Kitchen
- Vastly Extended and Remodelled
- Highly Desirable Location
- Ample Off-Street Parking & Converted Garage
- EPC =D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

GROUND FLOOR;

ENTRANCE HALL

A pleasant entrance hall providing access to the accommodation with stairs and WC off.

WC

A welcome addition for a family home with a low flush WC and a wash hand basin.

SITTING ROOM

A versatile second sitting room offering excellent additional living space, ideal as a family room, snug or music room. The room is attractively presented with herringbone flooring continuing through the space, while contemporary acoustic wall panelling creates a striking focal point. A window to the front allows plenty of natural light into the room, which offers generous proportions for a variety of furniture arrangements.

LIVING DINING KITCHEN

A superb living dining kitchen, beautifully appointed with an extensive range of shaker-style units complemented by granite work surfaces and a substantial central island providing excellent preparation space, storage and informal seating. A comprehensive range of integrated appliances is incorporated, while the striking herringbone flooring continues throughout the room to create a smart, cohesive finish. Generous proportions allow ample space for a family dining table and additional seating, with wide glazed doors opening directly onto the rear garden and flooding the space with natural light.

LIVING ROOM

A spacious and inviting living room, tastefully presented with ample space for a choice of seating arrangements. A large window to the front allows plenty of natural light into the room, while a particular focal point is the dual-fuel stove set within the chimney breast beneath a timber mantel, creating a warm and characterful feature. Recessed ceiling lighting adds a contemporary touch, with glazed double doors providing a natural flow through to the adjoining dining kitchen.

UTILITY ROOM

A practical and well-appointed utility room fitted with a range of wall and base units, generous work surfaces and an inset stainless steel sink with drainer. There is plumbing and space for laundry appliances, a wall-mounted gas boiler, a contemporary vertical radiator and attractive herringbone-style flooring. A window provides natural light, while a side entrance door gives direct access to the rear of the property.

FIRST FLOOR;

BEDROOM 1

A generously proportioned double bedroom with ample space for a full range of bedroom furniture. The room benefits from a large fitted wardrobe with mirrored sliding doors, providing excellent storage, together with windows to both the front and side elevations which allow plenty of natural light into the room. The bedroom also provides access to the en-suite shower room.

EN-SUITE

A well-appointed en-suite shower room fitted with a three-piece suite comprising a walk-in shower enclosure, wash hand basin set upon a vanity unit and WC. Finished with contemporary tiling, the room also benefits from a heated towel rail and frosted window providing natural light and privacy.

BEDROOM 2

A generous double bedroom with ample space for a range of freestanding furniture, together with a fitted wardrobe providing useful storage. A large window to the front elevation allows plenty of natural light into the room, creating a bright and comfortable space.

BEDROOM 3

A well-proportioned bedroom with a fitted wardrobe providing useful storage and ample space for additional freestanding furniture. A large window to the front elevation allows plenty of natural light into the room, creating a bright and comfortable bedroom space.

BATHROOM

A stylish family bathroom fitted with a contemporary four-piece suite comprising a freestanding bath, separate walk-in shower enclosure, WC and wash hand basin set within a vanity unit. The room is finished with modern tiling and further enhanced by recessed spotlights and a heated towel rail, while a frosted window provides natural light and privacy.

SECOND FLOOR;

BEDROOM 4

A generous double bedroom with Velux windows to both the front and rear elevations, also benefitting from access to eaves storage space.

BEDROOM 5

A versatile bedroom ideal for a work from home office or fifth bedroom with two Velux windows and access to the eaves storage.

EXTERNAL;

FRONT

To the front, the property is approached via a substantial gravelled driveway providing ample off-street parking and leading to the detached garage. A block-paved pathway leads to the main entrance, while a lawned garden with established shrubs and mature planting creates an attractive frontage.

REAR

A well-established rear garden, predominantly laid to lawn with a block-paved patio and pathway providing ample space for outdoor seating and entertaining. The garden is enclosed by timber fencing and enjoys a pleasant degree of privacy, with mature trees and established planting creating an attractive backdrop. A covered timber seating area provides a sheltered space for relaxing, while a useful garden store offers additional external storage.





GARAGE

The former garage has been converted to create a versatile additional room, currently utilised as a music studio and fitted with acoustic wall and ceiling panelling. The space lends itself to a variety of uses, including a home office, gym, hobby room or studio. A useful separate store remains to the front, providing practical storage facilities.

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 . (East Riding Of Yorkshire). 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

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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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





Ground Floor Building 1



First Floor Building 1



Floor 2 Building 1

Approximate total area⁽¹⁾

1873 ft²

Reduced headroom

129 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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