



Augustus Drive, Brough, HU15 1DH
Price Guide £300,000

Philip
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Estate & Letting Agents

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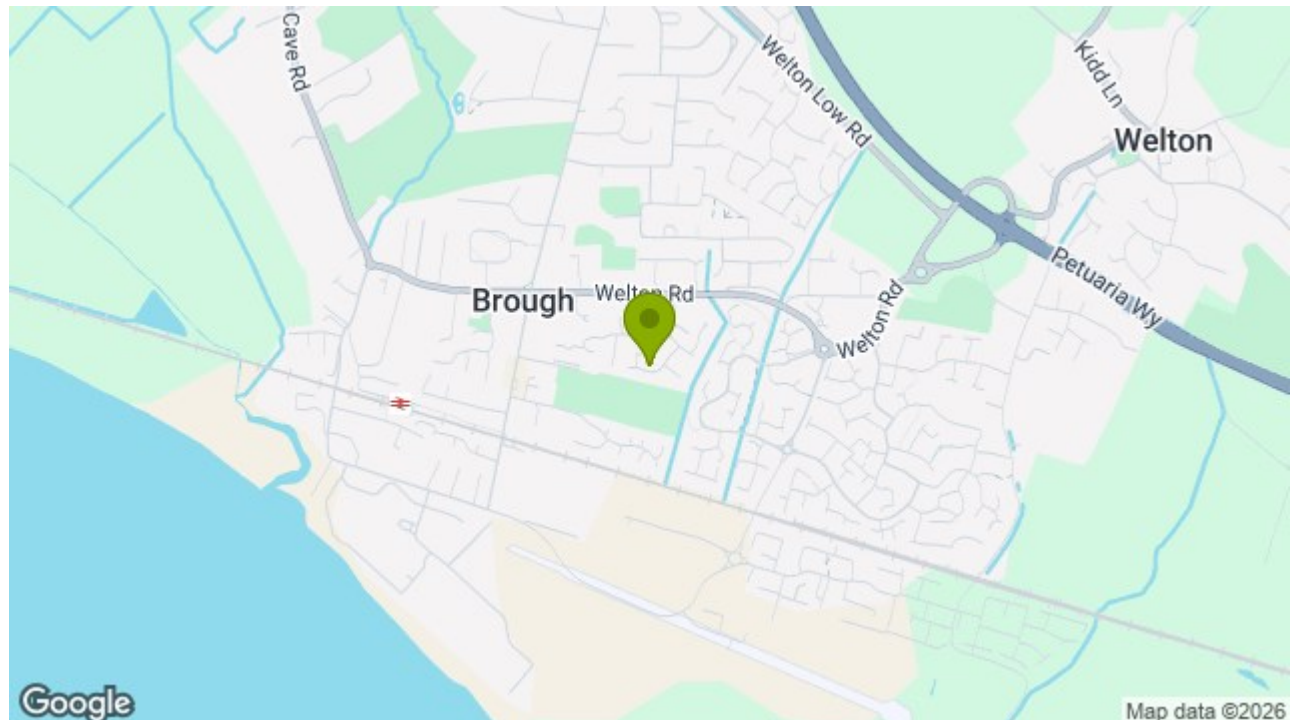
Key Features

- Thoughtfully Designed Detached Home
- 3 Double Bedrooms (Originally Designed As A 4)
- Stunning Contemporary Bathroom
- Spacious Open Plan Lounge Diner
- Modern Kitchen With Integrated Appliances
- Cosy Snug
- Fabulous Garden Room
- Ground Floor WC
- Driveway Parking And Established Gardens
- EPC = C / Council Tax = C

| Energy Efficiency Rating | |
|---|-------------------------|
| | Potential |
| Very energy efficient - lower running costs | |
| (92 plus) A | |
| (81-91) B | |
| (69-80) C | 74 |
| (55-68) D | |
| (39-54) E | |
| (21-38) F | |
| (1-20) G | |
| Not energy efficient - higher running costs | |
| 85 | |
| England & Wales | EU Directive 2002/91/EC |

PRICE GUIDE £300,000 - £310,000 - This superb detached family home offers deceptively spacious accommodation and has been beautifully maintained throughout. Originally a four-bedroom property, it now provides three generous double bedrooms and exceptionally versatile living space to suit a variety of lifestyles. The welcoming entrance hall leads to a superb open-plan lounge and dining area, creating an ideal space for both everyday living and entertaining. This in turn flows seamlessly into a modern fitted kitchen featuring a range of integrated appliances. A versatile snug provides additional reception space, while the delightful garden room enjoys attractive views over the established rear garden.

To the first floor are three well-proportioned double bedrooms together with an impressive contemporary bathroom, fitted with a stylish four-piece suite including a separate shower and bath. Externally, the property benefits from driveway parking to the front and mature, well-established gardens to both the front and rear, offering a wonderful outdoor environment.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite door, there is a staircase to the first floor and internal access to:

LOUNGE DINER

This fabulous open plan space provides ample room for both living and dining suites. A Karndean floor runs throughout, there is a window to the front elevation and an opening to:

KITCHEN

The contemporary kitchen is fitted with a comprehensive selection of wall and base units which are mounted with complementary worksurfaces beneath a contrasting splashback. A composite sink unit sits beneath a window to the rear, the integrated appliances include a single oven, microwave/oven combi, gas hob beneath an extractor hood, dishwasher and washing machine. There is undercabinet lighting, a continuation of the Karndean floor and internal access to:

REAR LOBBY

With access door to the side of the property, utility area with space for a dryer and access to the cloakroom.

CLOAKROOM/WC

With a two piece suite comprising WC and vanity wash basin with storage and a splashback.

SNUG

A cosy second reception room with a window to the

front elevation and a continuation of the Karndean flooring.

GARDEN ROOM

The attractive garden room extends to the rear of the property with panoramic views of the garden. There are French doors opening to a decked terrace.

FIRST FLOOR

LANDING

With access to the first floor accommodation. A loft hatch with a drop-down ladder leads to the roof space.

BEDROOM 1

A good sized double bedroom with windows to two aspects and a laminated wood floor.

BEDROOM 2

A generous second bedroom which has previously been two separate bedrooms. There are two windows to the front elevation and a laminated wood floor.

BEDROOM 3

A further double bedroom with a window to the rear elevation and laminated wood floor throughout.

BATHROOM

A beautifully appointed bathroom with a stylish 4-piece suite and elegant grey tiles. Featuring a WC, panelled bath, counter-top wash basin and a shower enclosure with glazed screen and a thermostatic shower. There is a heated towel rail and a window to the rear elevation.

OUTSIDE

To the front of the property is a beautifully stocked garden featuring a variety of shrubs and planting. A

driveway provides off-street parking and benefits from an EV charging point, with further parking potential available on an adjoining area of slate chippings.

The delightful rear garden has been thoughtfully landscaped to create an attractive outdoor space, featuring two raised decked seating areas, a well-maintained lawn, established planting beds and a patio.

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.

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.

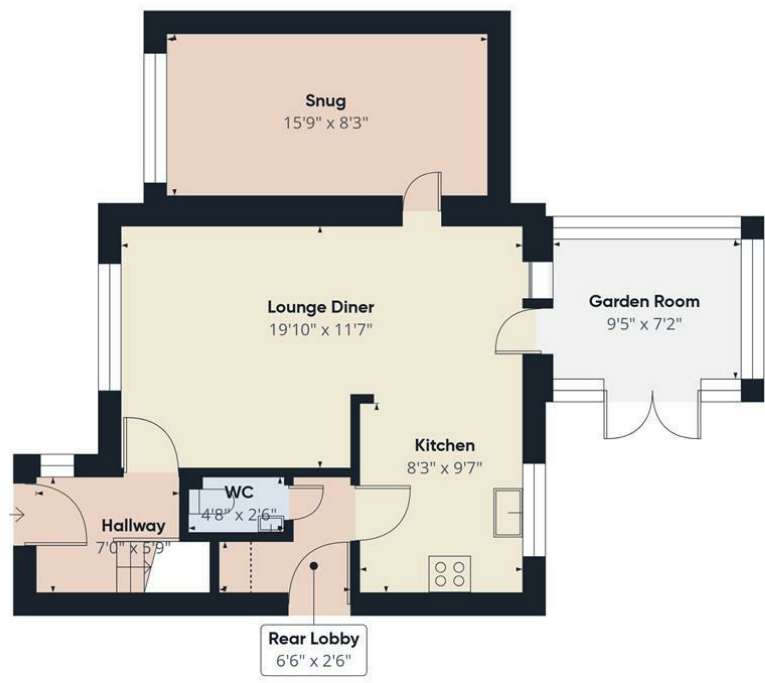
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they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor

Approximate total area⁽¹⁾
1032 ft²
Reduced headroom
4 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.

GIRAFFE360



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