Skevington Way, Brough, HU15 1FU

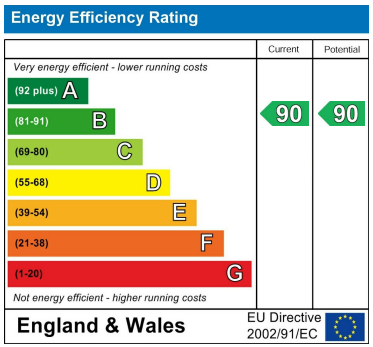
£248,500

Philip Bannister

Skevington Way, Brough, HU15 1FU

Key Features

- Three-Bedroom Semi-Detached Home
- Pleasant First-Floor River Humber Views
- Stylish And Well-Presented Throughout
- Superb Full-Width Dining Kitchen
- Principal Bedroom With En-Suite
- Double-Width Driveway With EV Charging
- Photovoltaic Panels (PV) And Landscaped Rear Garden
- EPC = B
- Council Tax = C



This impressive three-bedroom semi-detached home occupies an enviable position towards the edge of this popular development, enjoying pleasant first-floor views towards the River Humber. Constructed circa 2024, the property offers stylish and well-presented accommodation throughout, making it an ideal choice for a variety of buyers. The ground floor features a welcoming entrance hall with cloakroom/WC, a front-facing lounge and a superb full-width dining kitchen, fitted with a range of integrated appliances and enjoying French doors opening onto the rear garden.

To the first floor are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite shower room, complemented by the family bathroom. Outside, the property provides a double-width driveway with EV charging point, while the delightful landscaped rear garden offers an attractive outdoor space. Further benefits include photovoltaic solar panels, helping to reduce the home's energy costs and adding to its modern and energy-efficient credentials.

ACCOMMODATION
The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property via a residential entrance door. There is further access to the internal accommodation.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wash basin with a tiled splashback. There is LVT flooring.

LOUNGE
An attractive front facing reception room with ample space for a living room suite. There is a window to the front elevation, access to understair storage and LVT flooring,

INNER HALL
With a staircase leading to the first floor.

DINING KITCHEN
The well appointed kitchen is fitted with a range of high gloss wall and base units which are mounted with contrasting worksurfaces and upstands. There is a stainless steel sink unit with a mixer tap beneath a window to the rear, integral appliances include an oven, ceramic hob beneath an extractor hood, fridge freezer, washing machine and dishwasher. To the opposite end of the kitchen there is space for a dining table and chairs. A set of French doors open to the rear garden.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in airing cupboard and access to the loft via a retractable ladder.

BEDROOM 1
A double bedroom with a window to the rear elevation and access to:

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a thermostatic shower and tiled inset. There is a heated towel rail and a window to the side elevation.

BEDROOM 2
A second double bedroom with a window to the front elevation.

BEDROOM 3
A good sized single bedroom with a window to the front elevation.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with partial splashback tiling. There is a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT
To the front of the property there is a block paved double driveway providing off street parking for two vehicles. There is an EV charging point installed to the front wall of the home.

REAR
The fabulous rear garden has been delightfully landscaped and features an extended patio area which leads across gravel to a shaped lawn beyond. There are various planting beds and two garden sheds, one with a power supply. Gated access is to the side of the property.

PHOTOVOLTAIC PANELS
The property is installed with photovoltaic panels which capture the sun's energy and converting it into electricity that can be used in the home.

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, it is however subject to an Estate Charge and associated costs.

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.

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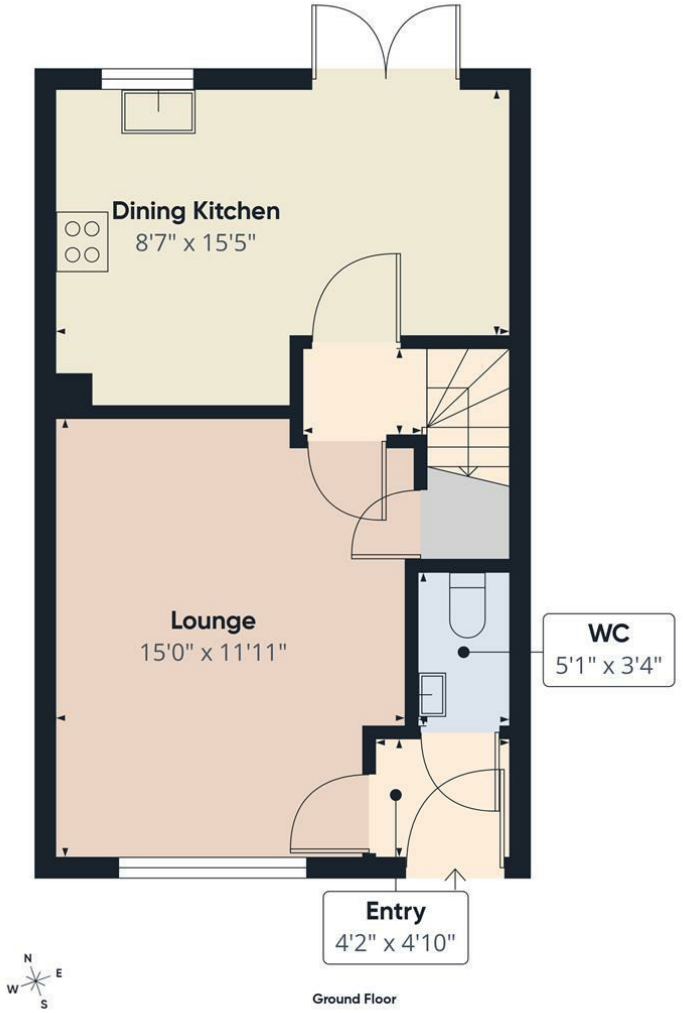
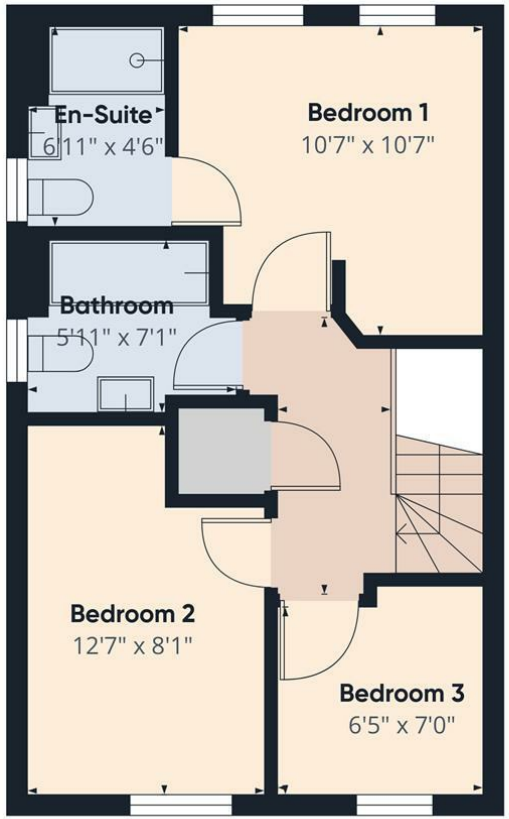
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

758 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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