



Etherington Field, Brough, HU15 1UL
Guide Price £300,000


**Philip
Bannister**
Estate & Letting Agents

Etherington Field, Brough, HU15 1UL

Key Features

- FILLED WITH ££££'S UPGRADES
- Contemporary Detached Home
- 4 Bedrooms
- Stylish En-Suite & Family Bathroom
- Full Width Dining Kitchen With Appliances
- Separate Utility Room
- Double Width Driveway
- Integral Garage With Internal Door
- EPC = B
- Council Tax = E

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	83	
(69-80) C		
(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	

GUIDE PRICE: £300,000 - £310,000 - This stunning contemporary four bedroom detached home forms part of a stylish modern development and has been installed with thousands of pounds' worth of high-quality upgrades, creating a home that is both luxurious and beautifully presented throughout.

Designed with modern family living in mind, the well-planned layout begins with a welcoming entrance hall with cloakroom/WC, leading to a front-facing lounge that flows seamlessly through double doors into a superb full-width dining kitchen. The kitchen is fitted with a range of integral appliances and offers ample dining space, with French doors opening out to the rear garden. A separate utility room adds further practicality.

To the first floor are four well-proportioned bedrooms, including a stylish principal bedroom with contemporary en-suite, complemented by a modern family bathroom finished to an excellent standard. Outside, the property enjoys gardens to both the front and rear, a double width driveway providing ample off-street parking, and an integral garage.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the accommodation through a composite entrance door. The hallway features a tiled floor and a staircase which leads to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising wall hung wash basin with a tiled splashback and a WC with push-button cistern within a tiled splashback. There is a tiled floor and a window to the front elevation.

LOUNGE

An excellently proportioned front facing reception room with a window to the front elevation. There are double doors opening to:

DINING KITCHEN

A superb open plan space with areas for cooking and dining. The kitchen is fitted with a comprehensive range of anthracite wall and base units with complementary worksurfaces and matching upstands. There is a 1 1/2 bowl stainless steel sink unit beneath a window to the rear elevation, integrated appliances which include a double oven/grill, four ring gas hob beneath an extractor hood, fridge freezer and a dishwasher. There is undercabinet lighting. Towards the opposite end of the kitchen there is ample space for a dining table and chairs, with French doors opening to the rear garden.

UTILITY ROOM

Fitted with units matching those of the kitchen. There is a stainless steel sink unit, integrated washing machine, a wall mounted boiler and a door leading from the side of the property.

FIRST FLOOR

LANDING

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

BEDROOM 1

A spacious double bedroom with a window to the front elevation, a cupboard above the stairwell and access to en-suite facilities.

EN-SUITE

A luxurious en-suite which is fitted with a wall hung wash basin, push button WC with concealed cistern and a double width shower cubicle with a tiled inset and a thermostatic shower. There is further half-height wall tiling, floor tiling, heated towel rail and a window to the front elevation.

BEDROOM 2

A second double bedroom with alcove shelving and a window to the front elevation.

BEDROOM 3

A good sized third bedroom with a window to the rear.

BEDROOM 4

A well proportioned fourth bedroom with a window to the rear.

BATHROOM

A beautifully appointed family bathroom which is fitted with a three piece suite comprising WC with

concealed push button, wall hung wash basin and a panelled bath with a thermostatic shower and glazed screen over. There is partial wall tiling, a tiled floor, heated towel rail and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a footpath which leads through a timber gate to the rear garden.

REAR

A good sized rear garden which is mainly laid to lawn. There is a patio area adjoining the property and timber fencing to the perimeter.

DRIVEWAY & GARAGE

To the front of the property there is a double width block paved driveway which leads to an integral garage. The garage features an up and over door, light and power. A personnel door leads from the hallway.

GENERAL INFORMATION.

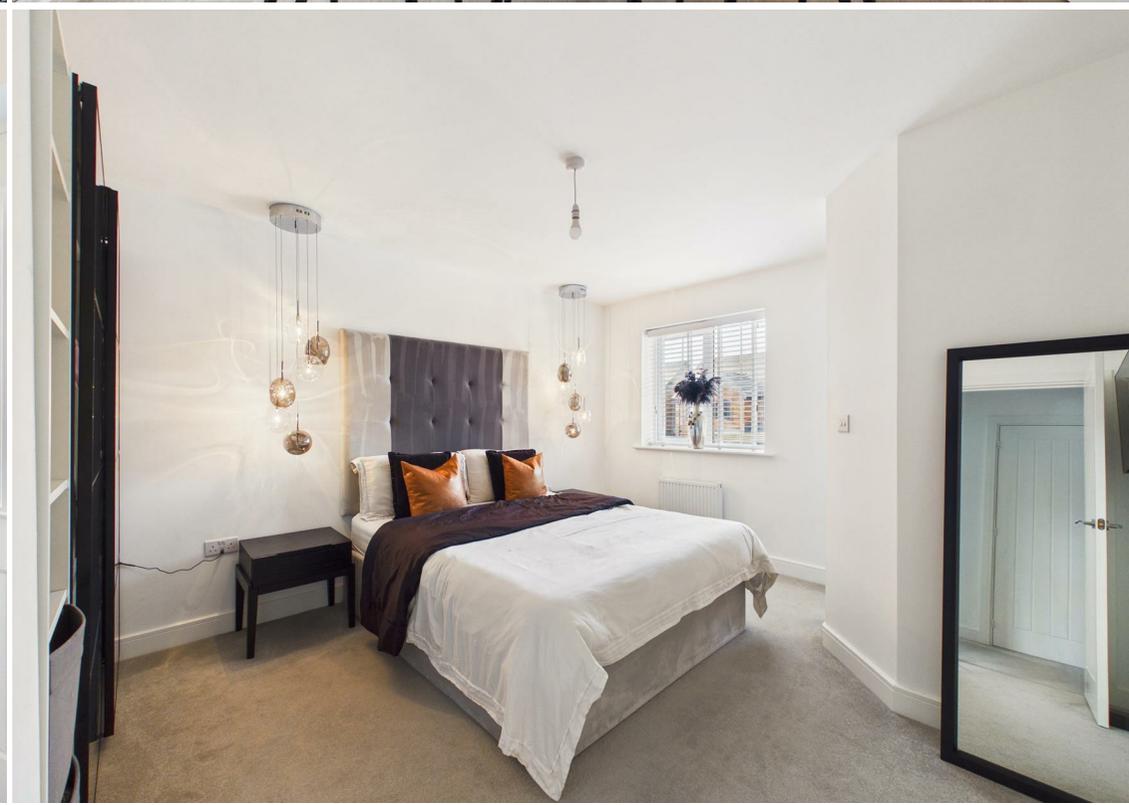
SERVICES - Mains water, electricity, gas and drainage are connected to the property.

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 E. (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, however it is subject to an Estate Charge and associated costs. Further details available on request.

VIEWINGS.

Strictly by appointment with the sole agents.

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.

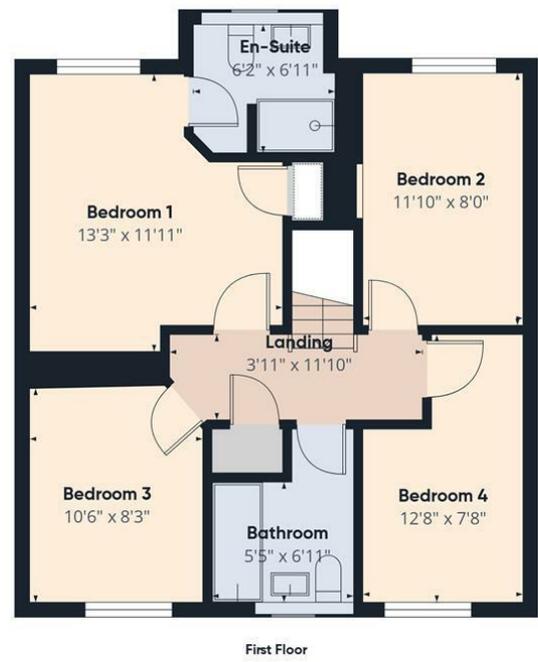
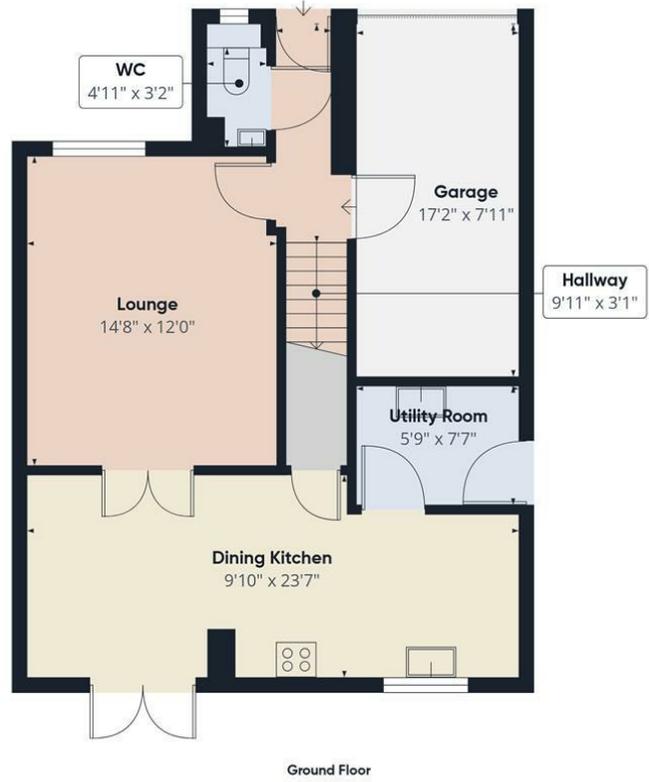
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to

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





Approximate total area^m
1199 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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