



York Drive, Brough, HU15 1UF
£240,000


**Philip
Bannister**
Estate & Letting Agents

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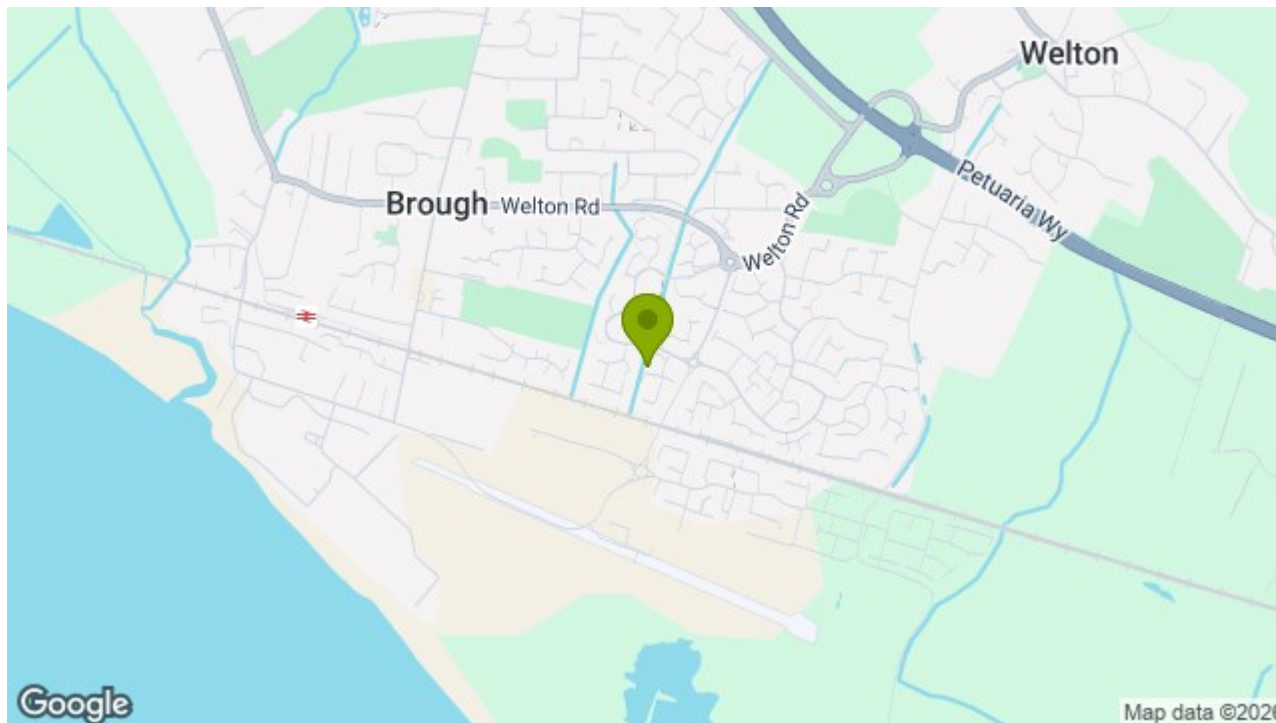
Key Features

- NO ONWARD CHAIN
- 3 Bedroom Semi-Detached Town House
- Modern Dining Kitchen
- Versatile Office From Garage Conversion
- Contemporary En-Suite To Bedroom 1
- En-Suite To Bedroom 2
- Ground Floor Cloakroom/WC
- Driveway Parking
- Front & Rear Garden
- EPC = C / Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	81
England & Wales		
EU Directive 2002/91/EC		

NO ONWARD CHAIN - This modern three-bedroom semi-detached townhouse offers spacious, well presented accommodation arranged over three floors. Thoughtfully altered to provide additional living space, the ground floor comprises a welcoming entrance hall with cloakroom/WC, a stylish dining kitchen fitted with a range of integrated appliances, and French doors opening directly onto the rear garden. A converted garage adds valuable versatility, creating an ideal home office, playroom, or additional sitting room to suit a variety of needs.

To the first floor, a generous lounge enjoys an abundance of natural light and features an attractive Juliet balcony, alongside the third bedroom and a family bathroom. The second floor hosts two spacious double bedrooms, both benefiting from fitted wardrobes and private en-suite facilities, with the primary bedroom boasting a particularly sleek and contemporary suite. Externally, the property enjoys gardens to both the front and rear, while a driveway provides convenient off-street parking.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway features a staircase leading to the first floor, a built-in cupboard and access to the accommodation at ground floor level.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall hung wash basin with a splashback. There is a built-in storage cupboard.

OFFICE

A versatile front facing reception room which has been converted from the original garage. It is currently utilised as an office but would also make an ideal playroom.

DINING KITCHEN

A full width dining kitchen which is fitted with a range of modern wall and base units which are mounted with dark marble effect worksurfaces beneath matching upstands. There is a composite 1 1/2 bowl sink unit with mixer tap beneath a window to the rear, integral appliances include a double oven/grill, 4 ring gas hob beneath an extractor hood and a dishwasher. There is space and plumbing for an automatic washing machine, space for a dining table and chairs and French doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A staircase leads to the second floor.

LOUNGE

A spacious front facing reception room with a feature fireplace housing an electric fire and double doors which open to a Juliet balcony.

BEDROOM 3

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

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There are tiled splashbacks and a window to the rear.

SECOND FLOOR

LANDING

With a built-in storage cupboard and access to the accommodation at second floor level.

BEDROOM 2

A double bedroom with fitted wardrobes and a window to the front elevation. Access to:

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with a thermostatic shower. There are half-height tiled walls and a window to the rear elevation.

BEDROOM 1

A further excellent sized double bedroom with fitted wardrobes, two windows to the front elevation and access to:

EN-SUITE

A contemporary en-suite shower room which is fitted with a three piece suite comprising WC, wall hung vanity wash basin with fixed storage unit and a corner shower enclosure with a thermostatic shower and splashboards. There is half-height wall tiling and a heated towel rail.

OUTSIDE

To the front of the property there is a lawned garden and a footpath leading to the entrance door. An external cupboard provides storage and a block paved driveway allows for off street parking. To the rear of the property there is a lawned garden with a patio and gravel areas adjoining the property. There is timber fencing to the perimeter.

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 D. (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.

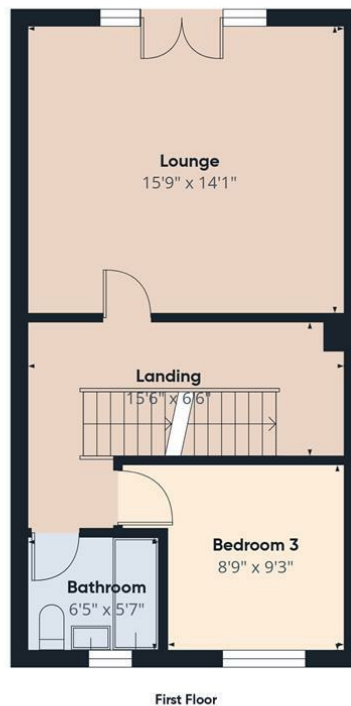
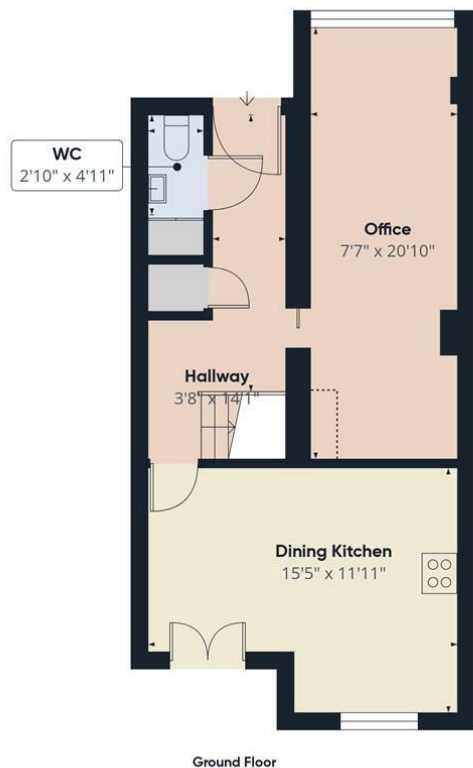
AGENT NOTES.

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





Approximate total area⁽¹⁾
1302 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.

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