



Blenheim Avenue, Brough, HU15 1WP
£300,000



Platinum Collection

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This modern 4-bedroom detached home, built circa 2022, offers contemporary living with the added benefit of solar panels. Available with a short onward chain and potential completion towards the end of June*, the property features an entrance hall, front-facing lounge, and an excellent-sized dining kitchen complete with a range of integrated appliances. A separate utility room and cloakroom/WC complete the practical ground floor layout.

Upstairs, all four bedrooms are doubles, three of which are fitted, with the principal bedroom enjoying an en-suite shower room in addition to the family bathroom. Outside, the property boasts a generous rear garden, driveway, and integral garage, providing ample parking and storage.



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Key Features

- Modern Detached Home
- 4 Double Bedrooms (3 Fitted)
- Contemporary Open Plan Dining Kitchen
- Spacious Front Facing Lounge
- Utility Room & WC
- En-Suite To Bedroom 1
- Generous Rear Garden
- Solar Panels
- Driveway & Garage
- EPC = B / Council Tax = E



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B	84	
(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	

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, there is a built-in cupboard and a staircase leading to the first floor.

LOUNGE

A good sized front facing reception room.

DINING KITCHEN

The kitchen is fitted with a range of wall and base units mounted with worksurfaces beneath tiled splashbacks. There is a stainless steel sink unit, integral appliances include a double oven, 5 ring hob beneath an extractor, dishwasher, fridge freezer and a wine cooler. There is space for a dining table and chairs and French doors opening to the garden.

UTILITY ROOM

With units matching the kitchen, integrated washing machine and space for a dryer.

CLOAKROOM/WC

Fitted with a WC and wash basin.

FIRST FLOOR

LANDING

With a large airing cupboard and access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with mirror fronted fitted wardrobes and access to:

EN-SUITE

Fitted with a three piece suite comprising WC,

pedestal wash basin and a walk-in shower enclosure. There is wall tiling and a heated towel rail.

BEDROOM 2

A second double bedroom with fitted wardrobes.

BEDROOM 3

A third double bedroom with fitted wardrobes.

BEDROOM 4

A double bedroom.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a folding glazed screen and shower over. There is wall tiling and a heated towel rail.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and a block paved driveway providing parking for two vehicles.

REAR

The rear garden is an excellent size and mainly laid to lawn. There is a patio area and timber fencing.

GARAGE

The integral garage features an up and over door, light and power.

SOLAR PANELS

The property is installed with solar panels to the southerly roof elevation.

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 OR The property has the benefit of sealed unit double glazing.

COUNCIL TAX - Council Tax Band 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.

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 likely to be subject to an Estate Charge to maintain the 'green space' within the development.

*

Completion is subject to the completion of legal formalities and the new build being finished within its expected timeframe, anticipated towards the end of June 2026

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.

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.

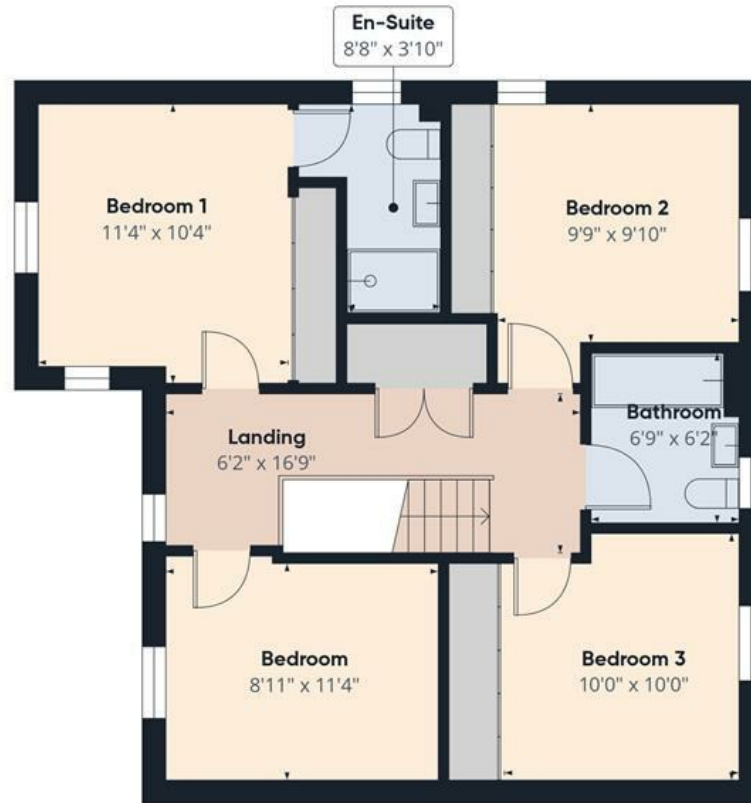
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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







Ground Floor



First Floor

Approximate total area
1160 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.

GIRAFFE360





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