



Ruskin Way, Brough, HU15 1GW
£189,950


**Philip
Bannister**
Estate & Letting Agents

Ruskin Way, Brough, HU15 1GW

Key Features

- NO CHAIN
- 2 Double Bedroom Home
- Impressive Open Plan Living
- Extremely Well Presented
- Good Sized Rear Garden
- Driveway Parking
- Primary Bedroom With Juliet Balcony
- Ground Floor Cloakroom/WC
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	78	
(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		

NO CHAIN - This impressive open-plan home offers beautifully presented, ready-to-move-in accommodation, featuring two generous double bedrooms. Situated at the end of a row, the property benefits from a good-sized rear garden and private driveway parking, making it an ideal opportunity for first-time buyers, downsizers and investors alike.

The accommodation comprises an entrance hall, cloakroom/WC and a stunning open-plan living kitchen dining space with French doors opening onto the garden, creating a fantastic sociable area for modern living. To the first floor are two well-proportioned double bedrooms, with the front bedroom enjoying a Juliet balcony, alongside a contemporary family bathroom.

A superb home, one that is sure to appeal and is well worthy of an internal viewing.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, there is a staircase leading to the first floor and access to:

CLOAKROOM/WC

Fitted with a two piece suite incorporating a WC and a pedestal wash basin with a tiled splashback. A large built in storage cupboard sits beneath the staircase.

OPEN PLAN LIVING KITCHEN DINER

This impressive open-plan living, kitchen and dining space provides dedicated areas for each function, creating a fantastic sociable hub that forms the heart of the home.

LOUNGE DINER

A dual-aspect reception room offering versatile accommodation, with space for a comfortable living suite at one end and a dining area at the other. A front-facing window and French doors provide plenty of natural light. The room opens to:

KITCHEN

The fitted kitchen features a comprehensive selection of wall and base units which are mounted with contrasting wood effect work surfaces with matching upstand. A stainless steel sink unit sits beneath a window to the rear elevation and integral appliances include an electric oven, gas hob with a concealed extractor above and a washing machine. There is space for a larger fridge freezer and there is an overhanging breakfast bar.

FIRST FLOOR

LANDING

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

BEDROOM 1

A spacious double bedroom with a Juliet balcony, further window to the front elevation and a built-in cupboard/wardrobe.

BEDROOM 2

A second double bedroom with a window to the rear elevation.

BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC, pedestal wash basin with a tiled splashback and a panelled bath with a thermostatic shower, glazed screen and tiling above. There is a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and slate gravelled planting beds. A footpath leads to the property.

REAR

The private rear garden is a fantastic size and offers a degree of privacy. The garden is mainly laid to lawn and there is a decked terrace adjoining the property. There is timber fencing to the perimeter and gated access to the driveway and double external power sockets.

DRIVEWAY

A side driveway is positioned to the side of the property and allows off street vehicular parking.

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 B. (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.

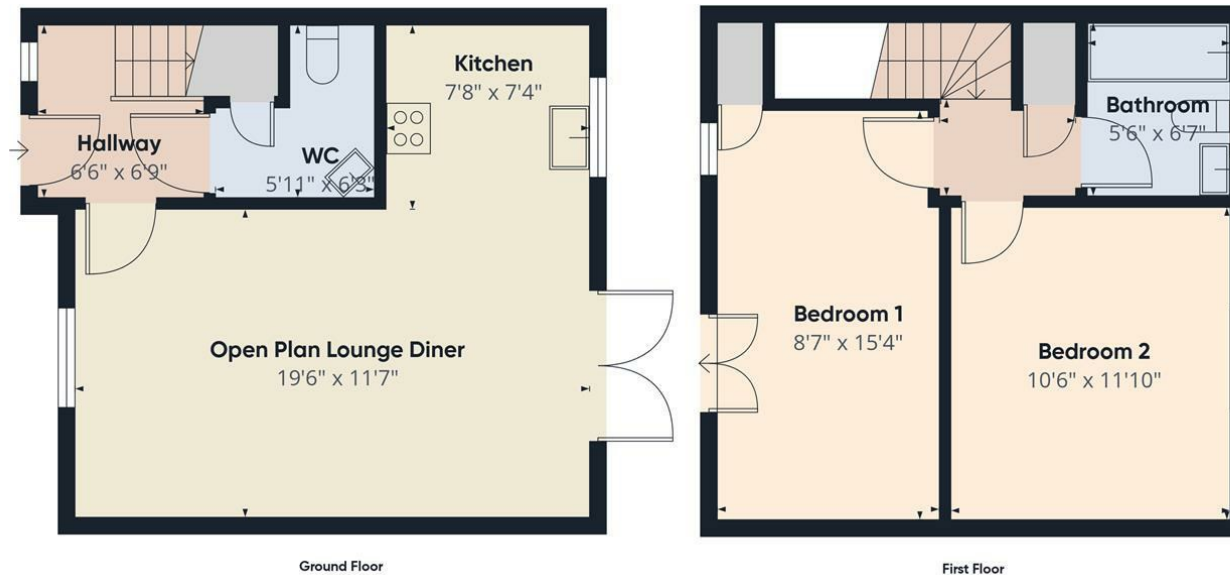
AGENT NOTES.

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





(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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