




Wrygarth Avenue, Brough, HU15 1DN
£300,000


**Philip
Bannister**
Estate & Letting Agents

Wrygarth Avenue, Brough, HU15 1DN

Key Features

- NO CHAIN
- Spacious Detached Bungalow
- Secluded Cul-De-Sac Position
- 3 Bedrooms
- Large Bathroom & En-Suite
- Rear Lounge With French Doors To The Garden
- Excellent Corner Plot
- Extensive Driveway Parking & Garage
- EPC = TBC
- 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		
England & Wales	EU Directive 2002/91/EC	

NO CHAIN - This spacious detached bungalow is ideally positioned within a secluded cul-de-sac, occupying an excellent corner plot with attractive gardens and extensive parking. Offered with no onward chain, the property features a welcoming central entrance hall leading to a rear-facing lounge with French doors opening onto the garden, a fitted breakfast kitchen, and three well-proportioned bedrooms, including a principal bedroom with en-suite, alongside a family bathroom. Externally, a driveway to the side provides ample parking, complemented by an adjacent gravel area and a detached garage, while the rear garden extends around to the side of the property, incorporating a vegetable plot, perfect for keen gardeners.





ACCOMMODATION

The property is arranged over a single storey and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a built-in storage cupboard and access to the accommodation.

LOUNGE

A spacious lounge positioned to the rear of the property, with a window and French doors to the garden.

BREAKFAST KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback, a 1 1/2 bowl sink unit is beneath a window to the front elevation. Integral appliances include an oven, gas hob and extractor hood, there is space for an undercounter freezer or dishwasher as well as space and plumbing for a washing machine. A door leads from the driveway and there is space for a breakfast table.

BEDROOM 1

A large bedroom which has ample room for a range of furniture. There is 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.

BEDROOM 2

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

BEDROOM 3

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

BATHROOM

The bathroom is an excellent size and features a WC, pedestal wash basin and a panelled bath with mixer shower, folding screen and tiling. There is a window to the side elevation.

OUTSIDE

The property sits on an excellent plot with a gravel garden and hedging to the front. The rear garden is mainly laid to lawn with gravel beds to the perimeter and timber fencing. The garden continues to the side of the property where there is some additional space which is currently utilised as a vegetable plot.

DRIVEWAY & GARAGE

A driveway with additional adjacent gravel area provides excellent off street parking provisions. The driveway in turn leads to a detached garage with roller shutter door, light and power. There is also a personnel door from the garden.

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.

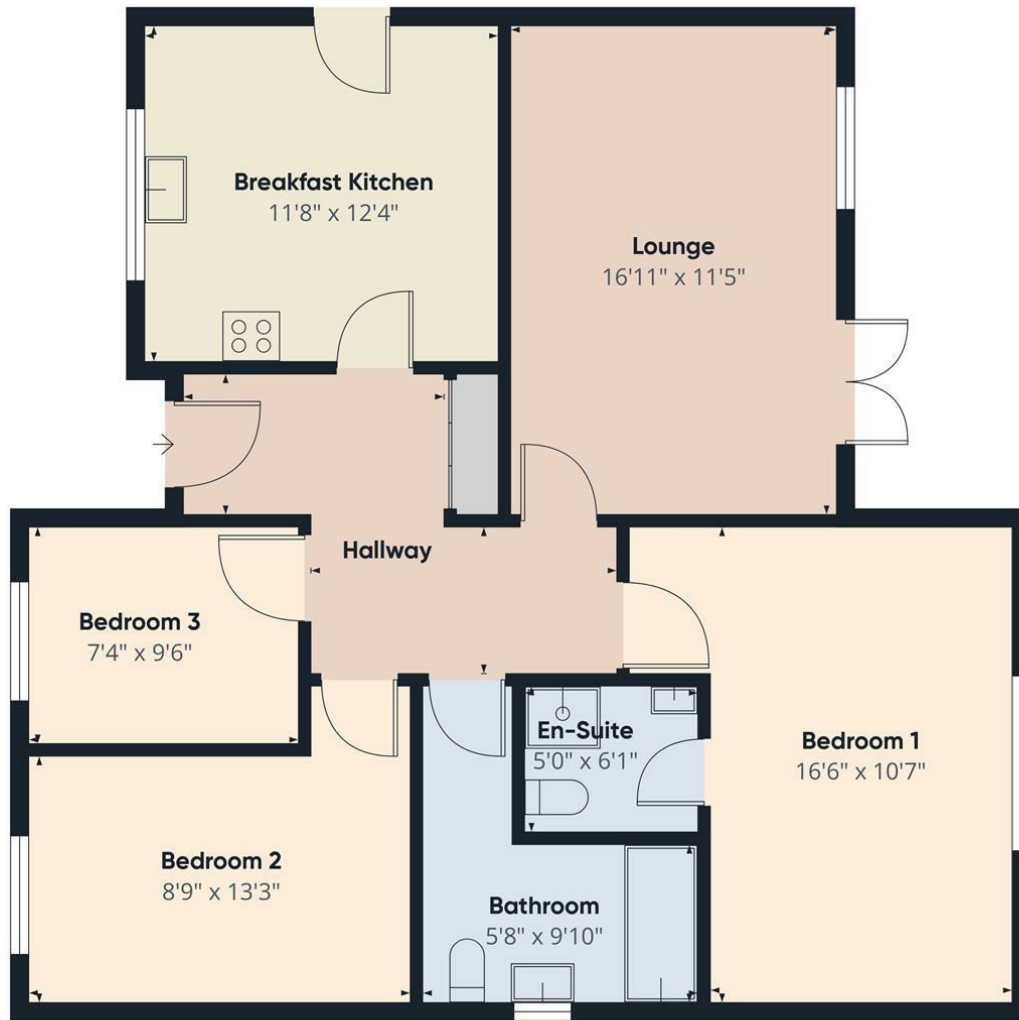
AGENT NOTES.

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 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
942 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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