



Tudor Close, Brough, HU15 1TY  
£220,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Tudor Close, Brough, HU15 1TY

## Key Features

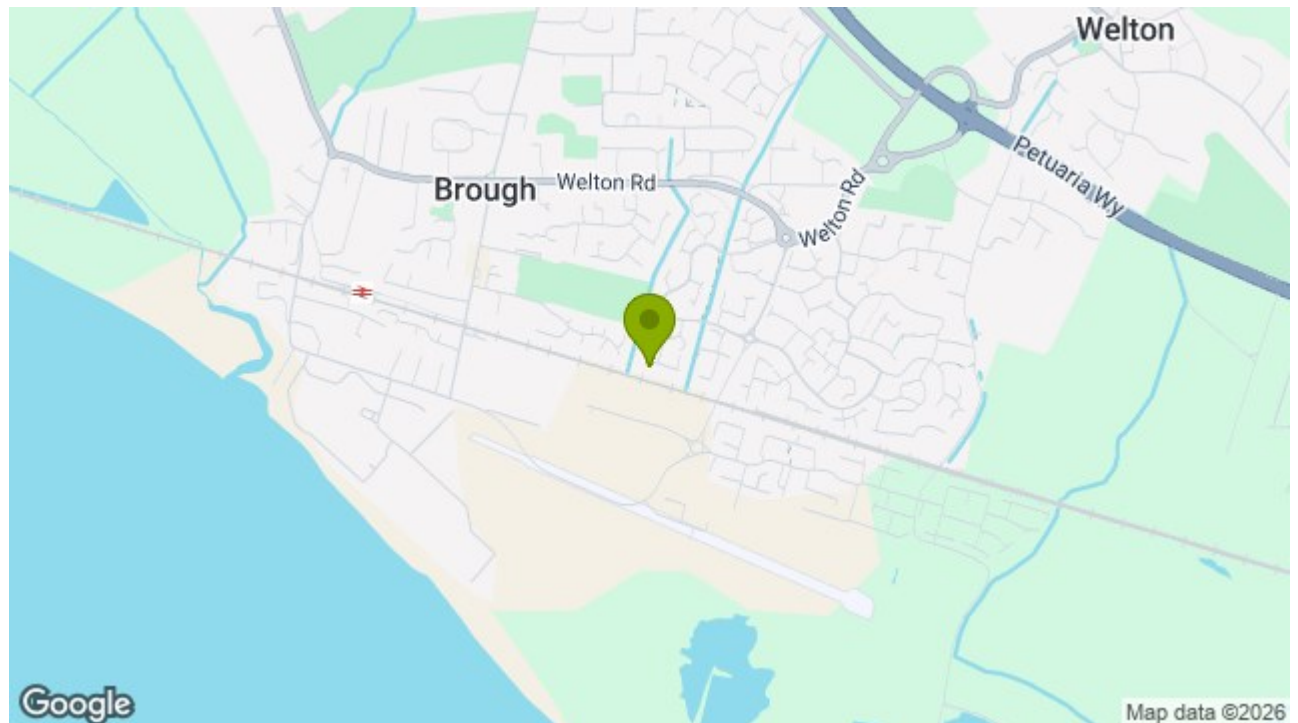
- 4 Bedroom Town House
- Versatile Layout
- 2 Luxurious En-Suites + Shower Room
- Southerly Rear Garden
- Breakfast Kitchen With Appliances
- Spacious Lounge With Juliet Balcony
- Driveway & Integral Garage
- EPC = C
- Council Tax = D

This impressive four bedroom townhouse offers spacious and versatile accommodation arranged over three floors, ideally positioned within a cul-de-sac and enjoying a desirable southerly rear aspect. The well-planned layout provides flexible living space, with the ground floor featuring an entrance hall, a useful bedroom/home office, shower room and utility room with direct access to the rear garden.

The first floor provides an excellent family space with a spacious lounge featuring a Juliet balcony, alongside a contemporary breakfast kitchen fitted with a range of integrated appliances. To the second floor, there are three further bedrooms, including a superb principal bedroom with a luxurious en-suite shower room. The second bedroom also benefits from an impressive en-suite, currently utilised as a dressing room, with an additional bedroom completing the accommodation.

Externally, the property offers a driveway providing access to the integral garage, while the rear garden has been designed for low maintenance and enjoys a southerly aspect.

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            |         |           |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
|                                             | 74      | 85        |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

The recessed entrance porch allows access to the property through a residential entrance door. There is an external built-in cupboard.

#### ENTRANCE HALL

Accessed from the front of the property and features a built in cupboard, staircase to the first floor, internal door to the garage and access to the rooms at ground floor level.

#### SHOWER ROOM

Fitted with a three piece suite which includes WC, wall hung wash basin and shower cubicle with thermostatic shower. There are half-height wall tiles and floor tiling.

#### UTILITY ROOM

Fitted with base units mounted with contrasting worksurfaces, stainless steel sink unit with mixer tap and tiled splashbacks. There is space and plumbing for automatic washing machine and dryer. A door allows access to the rear garden.

#### BEDROOM 4

A versatile room which could be utilised as a 4th bedroom or office space, with a window to the rear elevation.

### FIRST FLOOR

#### LANDING

With staircase to the second floor and access to:

### BREAKFAST KITCHEN

An 'L' shaped room positioned to the rear of the property and fitted with a comprehensive range of contemporary high gloss wall and base units mounted with complementary work surfaces and matching splashboards. There is a composite sink unit with mixer tap, integrated appliances which include a BOSCH oven, microwave oven and warming drawer, 5 ring gas hob beneath CDA circular design extractor hood, fridge freezer, dishwasher and drinks chiller. The room is finished with downlighters, LED plinth lighting, ceramic tiled floor, breakfast bar and two windows to the rear elevation.

#### LOUNGE

A spacious front facing reception room with a media wall and a Juliet balcony to the front elevation.

### SECOND FLOOR

#### LANDING

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

#### BEDROOM 1

A double bedroom with a window to the front elevation and access to:

#### EN-SUITE

This fabulous en-suite is finished to the highest standard and features a double ended bath with central waterfall mixer tap, matching twin wash basins with waterfall mixer taps and twin illuminating mirrors above, WC and matching storage units. There is feature wall tiling, further ceramic tiling to the walls and floor, chrome ladder style radiator and window to the front elevation.

### BEDROOM 2

Currently utilised as a dressing room, with fitted wardrobes/hanging rails and a dressing table. There is ceramic floor tiling and a window to the rear elevation. Access to:

#### EN-SUITE

A stunning en-suite which features a large walk-in shower with thermostatic shower and a glazed screen, WC and wash basin within fitted unit. The room is finished with ceramic tiled walls and flooring, wall mounted illuminating mirror and a chrome heated towel rail.

### BEDROOM 3

With a window to the rear elevation.

### OUTSIDE

To the front of the property there is a lawned garden and a footpath leading to the entrance door. The rear garden enjoys a southerly aspect and is designed for relatively low maintenance, with paved patio and timber fencing to the perimeter. A gate leads from the rear around a neighbouring property to the front.

### INTEGRAL GARAGE

With roller shutter door, light and power supply. The garage can also be accessed internally via a personnel door from the hallway.

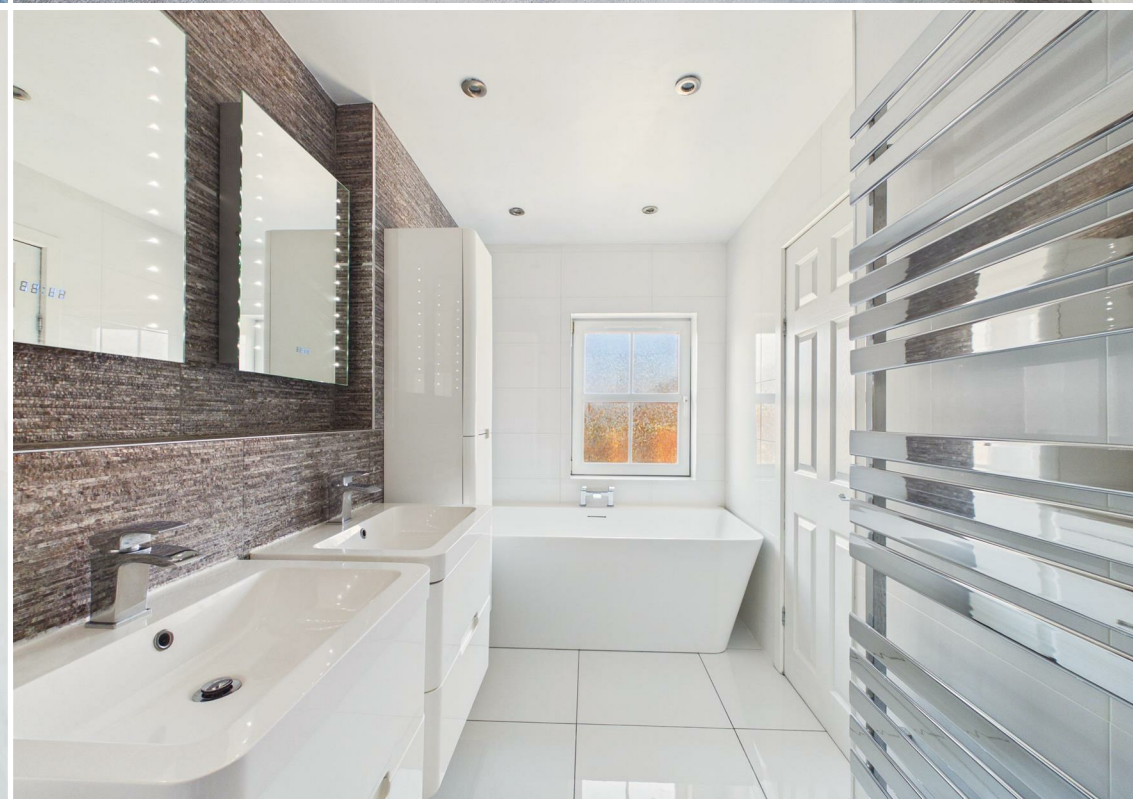
### GENERAL INFORMATION.

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 - Council Tax Band 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.

### **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.

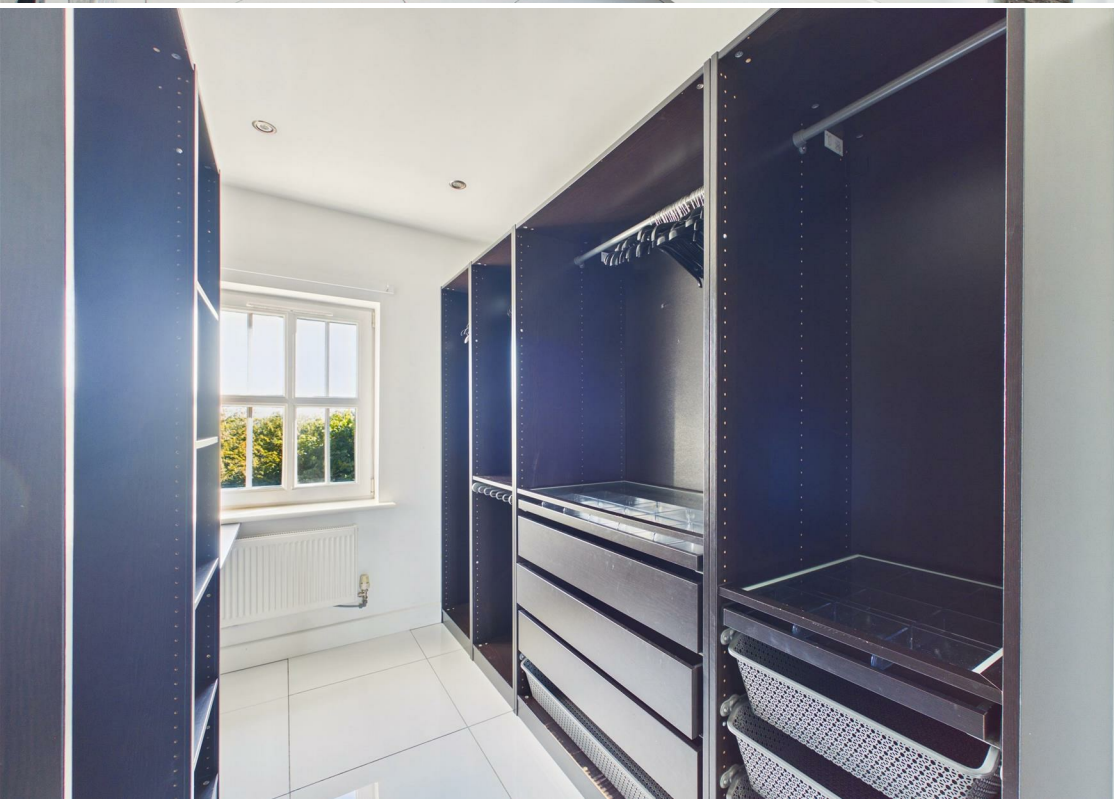
### **AGENT NOTES.**

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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

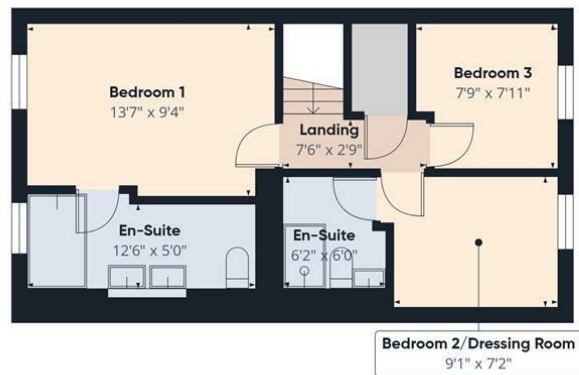
prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor

First Floor



Floor 2



Approximate total area<sup>(1)</sup>

1175 ft<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

(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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