

# Whitakers

Estate Agents



## 11 Lastingham, Brough, HU15 1SN

**£298,900**

Introducing this neatly presented three bedroom detached family home which would make an ideal family home for a growing family seeking a modern home within the developing Brough community.

Externally to the front aspect, there is a partly lawned garden with hedging. A side drive, that accommodates off-street parking, leads to an attached garage.

The internal layout briefly comprises : entrance hall which incorporates an under stairs cloakroom, spacious lounge, dining room, and fitted kitchen; there is a fitted master bedroom, two good bedrooms, and a bathroom to the first floor.

French doors in the dining room open to the generously sized rear garden which is mainly laid to lawn with decorative planting, and complimented with a patio seating area.

## Location

'Lastingham' is a popular residential location established on a modern development within the Elloughton-cum-Brough parish; it enjoys close proximity to a range of well-connected transport links, most notably the A63 leading to the Hull city center and other locations. The residence also falls within the catchment of high Ofsted rated schools.

The accommodation comprises

## Front external



Externally to the front aspect, there is a partly lawned garden with hedging. A side drive, that accommodates off-street parking, leads to an attached garage.

## Ground floor

### Hall

Wooden glazed entrance door, central heating radiator, and laminate flooring. Leading to :

### Cloakroom

UPVC double glazed window, central heating radiator, laminate flooring, and furnished with a two-piece suite comprising pedestal sink with dual taps, and low flush W.C.

Lounge 14'11" x 14'7" maximum (4.57 x 4.46 maximum )



UPVC double glazed bay window, central heating radiator, fireplace with marbled inset / hearth and decorating wooden surround, and carpeted flooring.

Dining room 11'9" x 8'11" (3.60 x 2.73 )



UPVC double glazed French doors, central heating radiator, and carpeted flooring.

Kitchen 8'6" x 10'7" (2.61 x 3.25 )



Wooden glazed door, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktop with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

## First floor

### Landing

With access to the loft hatch, two UPVC double glazed windows, central heating radiator, and laminate flooring.

Bedroom one 9'6" x 14'7" (2.90 x 4.46 )



Two UPVC double glazed windows, central heating radiator, fitted wardrobes and laminate flooring.

Bedroom two 8'7" x 10'8" (2.62 x 3.26 )



UPVC double glazed window, central heating radiator, and laminate flooring.

Bedroom three 8'7" x 10'8" (2.62 x 3.26 )



UPVC double glazed window, central heating radiator, and laminate flooring.

Bathroom



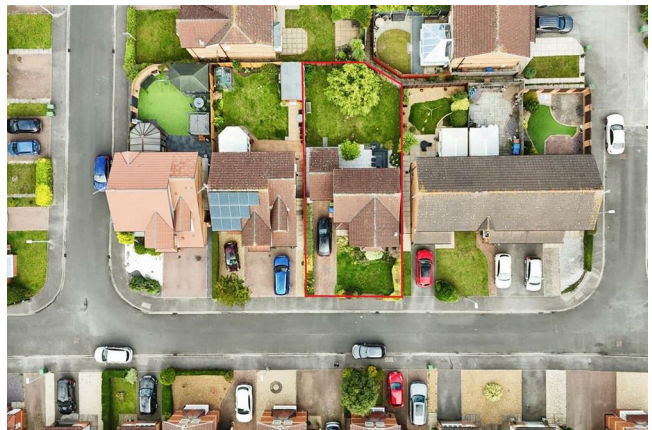
UPVC double glazed window, central heating radiator, gully tiled with laminate flooring, and furnished with a three-piece suite comprising panelled bath with mixer tap and shower, pedestal sink with mixer tap, and low flush W.C.

Rear external



French doors in the dining room open to the generously sized rear garden which is mainly laid to lawn with decorative planting, and complimented with a patio seating area.

Aerial view of the property



## Land boundary



## Tenure

The property is held under Freehold tenureship

## Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -  
ELT114011000

Council Tax band - D

## EPC rating

EPC rating - D

## Making an offer

In order to progress an offer we are legally required by HMRC to conduct anti-money laundering checks on all potential buyers. Once your offer is accepted, subject to contract, we will send a secure link to make payment and then complete the biometric checks electronically. The cost of this is £25 per person with a maximum of £50.00 - these fees are non refundable.

Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, details will be passed to solicitors to progress a sale.

## Material Information

Construction - Standard

Conservation Area - No

Flood Risk - Very low

Mobile Coverage / Signal - EE / Vodafone / Three / O2

Broadband - Ultrafast 10000 Mbps

Coastal Erosion - N/A

Coalfield or Mining Area - N/A

## Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any

additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

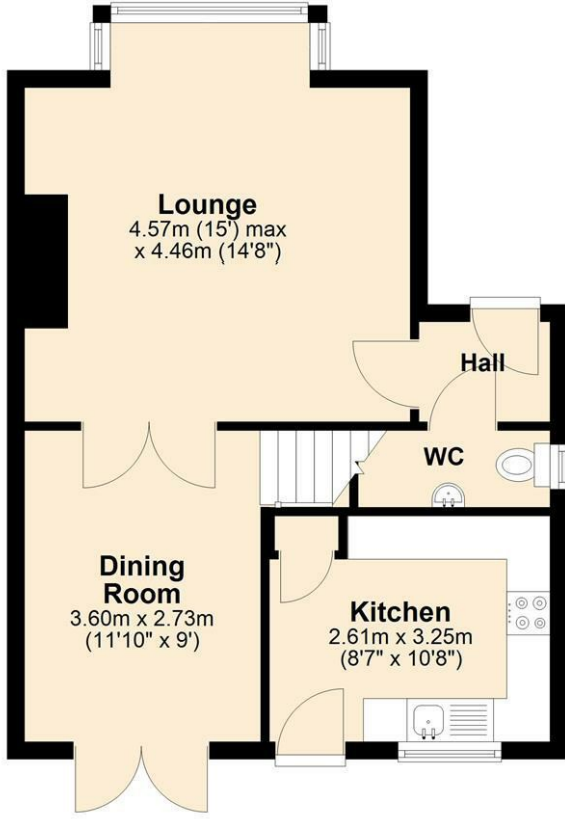
## Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

# Floor Plan

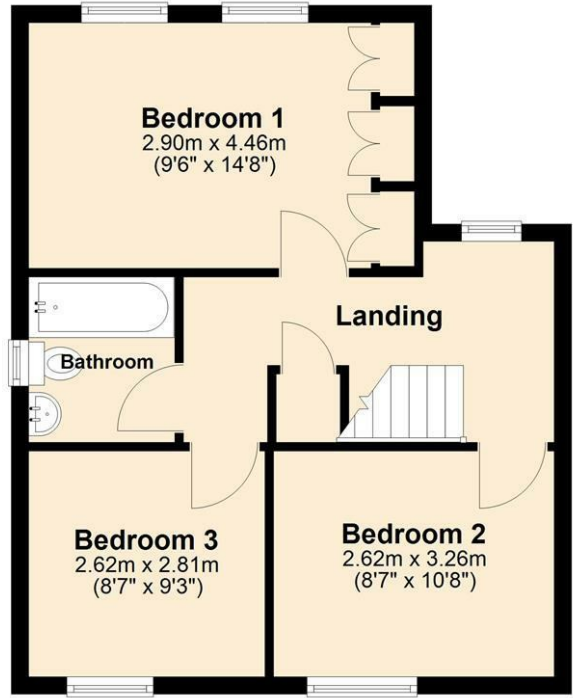
## Ground Floor

Approx. 43.2 sq. metres (465.0 sq. feet)



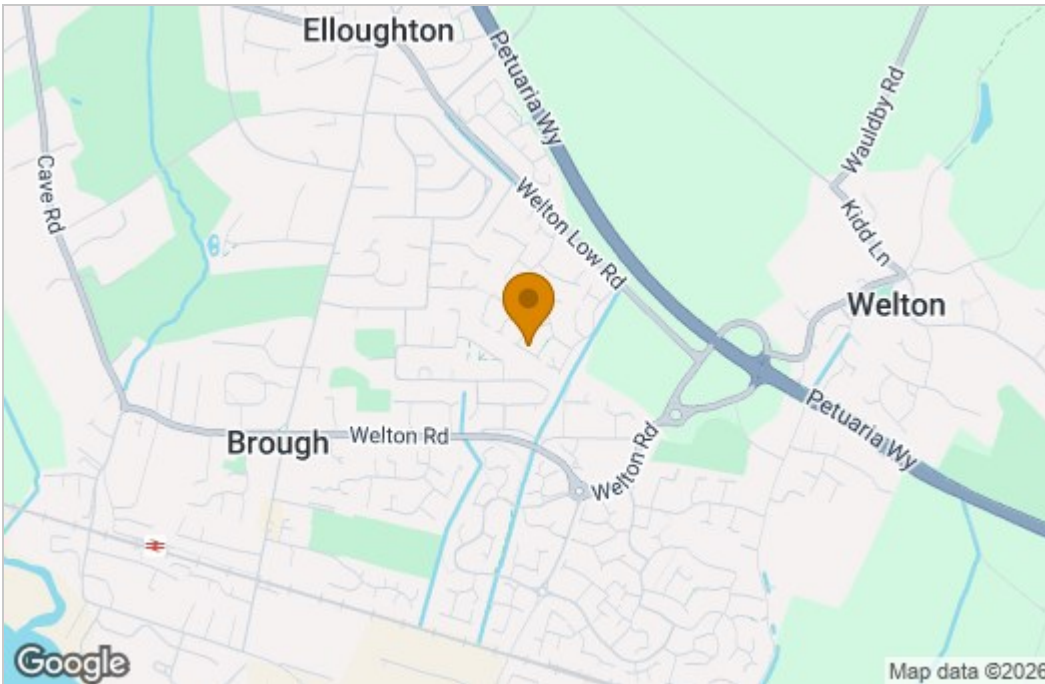
## First Floor

Approx. 42.4 sq. metres (456.7 sq. feet)

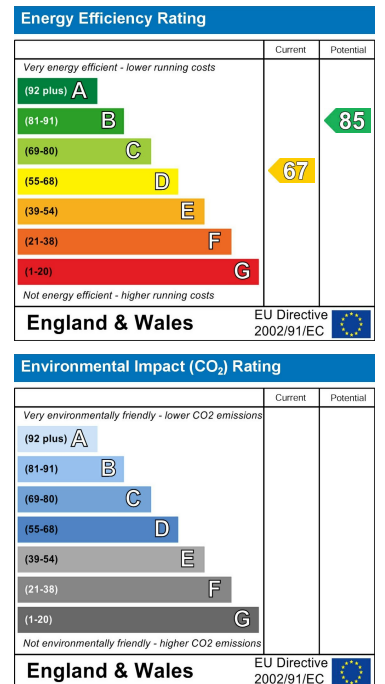


Total area: approx. 85.6 sq. metres (921.7 sq. feet)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.