



Loxley Way, Brough, HU15 1GB
£170,000

Philip
Bannister
Estate & Letting Agents

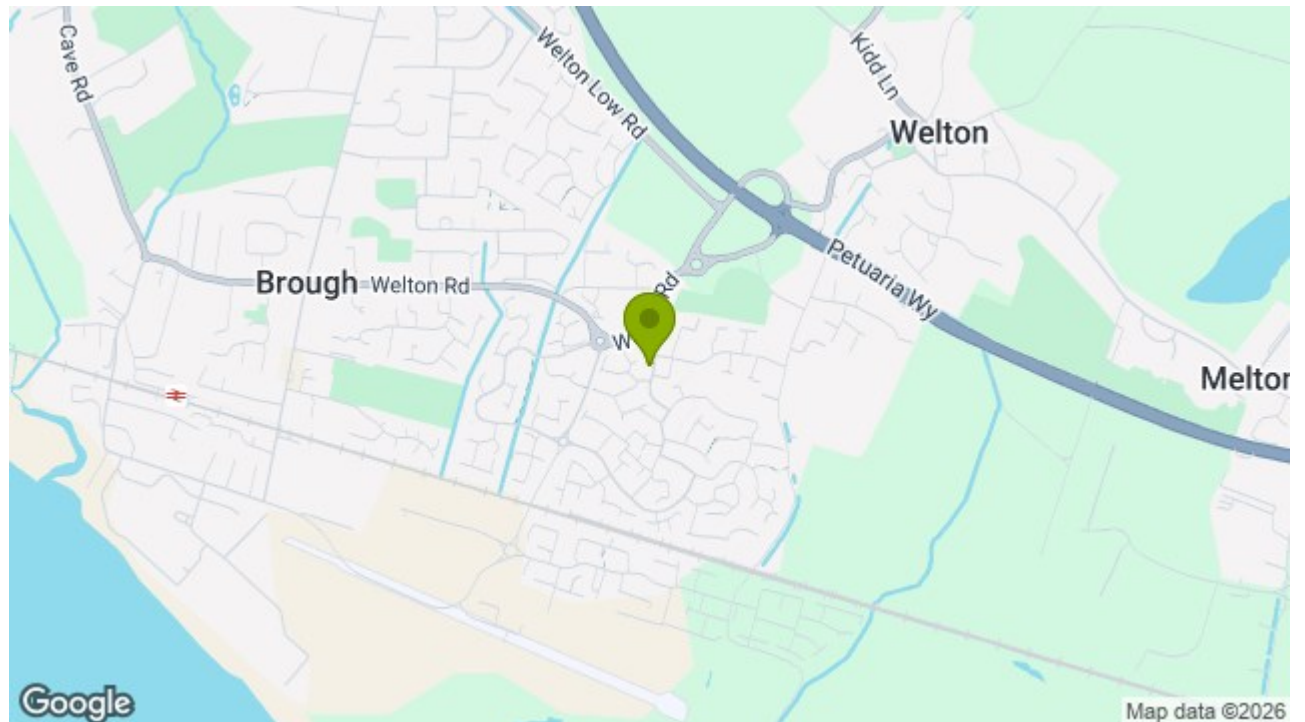
Loxley Way, Brough, HU15 1GB

A superbly presented two-bedroom home offering turn-key accommodation, ideally suited to first-time buyers, investors, and downsizers alike. The property is immaculately and stylishly finished throughout and comprises an entrance hall, cloakroom/WC, and a full-width dining kitchen fitted with modern units and a range of integrated appliances. Upstairs, there are two bedrooms, both benefitting from fitted wardrobes, alongside an en-suite and a house bathroom. Externally, the property enjoys an attractive rear garden offering excellent privacy and a desirable westerly aspect, as well as the added convenience of allocated parking.

Key Features

- Exceptionally Presented Home
- Ideal For First Time Buyers
- 2 Good Sized Fitted Bedrooms
- Modern Dining Kitchen Opening To The Garden
- En-Suite & House Bathroom
- Westerly Facing Private Rear Garden
- Allocated Parking To The Rear
- EPC = D
- Council Tax = B

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 68 | |
| (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 through a residential entrance door. There is a tiled floor and access to:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There are half tiled walls and a tiled floor.

LOUNGE

A well appointed front facing reception room with a window to the front elevation and ample space for a living room suite.

DINING KITCHEN

The modern fitted kitchen spans the width of the property to the rear and there is space for a dining table and chairs, with sliding patio doors opening to the garden. The kitchen is fitted with a range of contemporary shaker-style wall and base units beneath worksurfaces and a tiled splashback. A porcelain sink unit with mixer tap sits beneath a window to the rear and a range of integral appliances include an oven, hob and extractor hood and a fridge freezer. A staircase leads to the first floor.

FIRST FLOOR

LANDING

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

BEDROOM 1

A double bedroom with decorative wall panelling, fitted wardrobes and a window to the front elevation.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure. There is half-height wall tiling and a window to the front.

BEDROOM 2

A good sized second bedroom with fitted wardrobes, decorative wall panelling and a window to the rear.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower attachment and tiling above. There are further half-height wall tiles and a window to the rear.

OUTSIDE

The property is accessed via a walkway from Loxley Way to the front, where there is the entrance door. To the rear there is an attractive garden which enjoys good privacy and a westerly aspect. The garden features a decked area, lawn, porcelain path and raised planting beds. A gate leads to the parking.

PARKING

There is allocated parking to the rear of the property.

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 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.

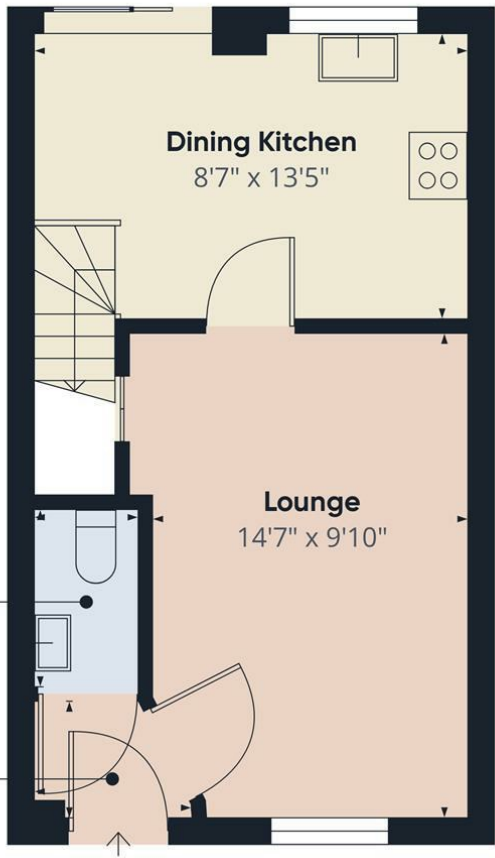
AGENT NOTES.

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

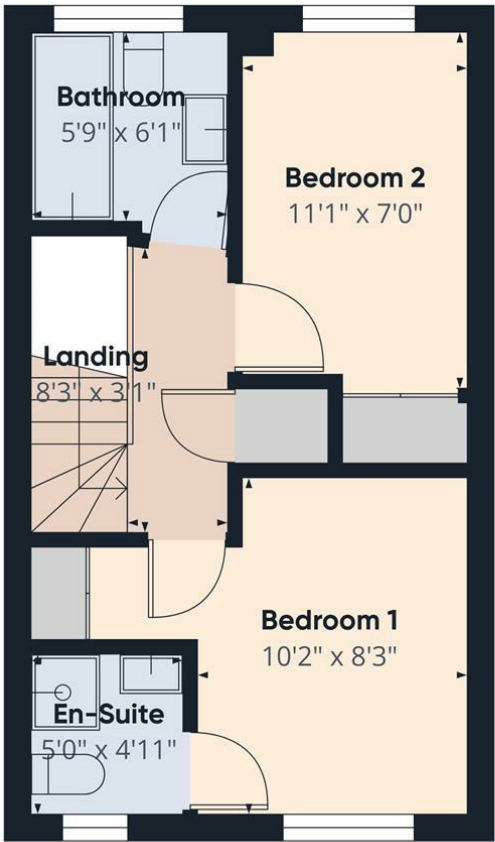
travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that 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





Ground Floor



First Floor



Approximate total area^m
598 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



1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

