



Swale Road, Brough, HU15 1GG  
Price Guide £200,000

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## Key Features

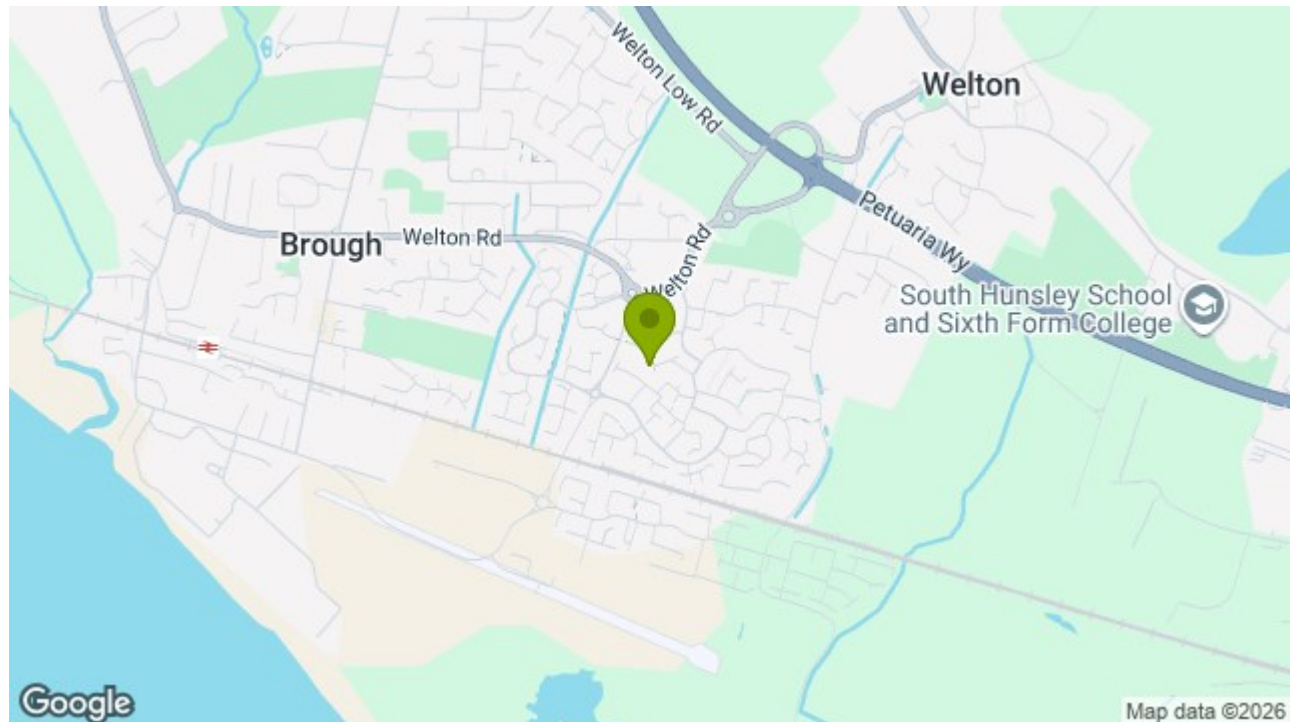
- GUIDE PRICE: £200,000 - £215,000
- No Onward Chain
- 3 Fitted Bedrooms
- Full Width Dining Kitchen
- Large Conservatory To The Rear
- En-Suite To Bedroom 1
- Ground Floor Cloakroom/WC
- Good Sized Rear Garden
- Driveway Parking & Garage
- EPC = C / Council Tax = C

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>	77	81
(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		
England & Wales	EU Directive 2002/91/EC	

GUIDE PRICE £200,000 - £215,000 - Offered to the market with no onward chain, this three-bedroom end-terrace home represents an excellent opportunity for a wide range of purchasers, including first-time buyers, growing families and those looking to downsize. The accommodation is thoughtfully arranged, comprising an entrance hall with cloakroom/WC, a front facing lounge, a full-width dining kitchen fitted with a comprehensive range of units and integrated appliances. Sliding patio doors lead through to a superb conservatory, enhanced by a modern glazed roof, creating a bright and versatile additional reception area overlooking the garden.

The first floor offers three bedrooms, with fitted furniture, including the principal bedroom which also benefits from an en-suite shower room. A family bathroom completes the accommodation.

Outside, the property enjoys gardens to both the front and rear, with the rear garden offering an excellent amount of outdoor space for families and entertaining. A side driveway provides off-street parking and leads to a detached garage.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway leads to:

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

#### LOUNGE

A front facing reception room with a feature fireplace housing an electric fire with a hearth, backplate and mantle. There is a staircase leading to the first floor, storage cupboard and a window to the front elevation.

#### DINING KITCHEN

Extending the width of the property, the dining kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit with mixer tap beneath a window to the rear, integral appliances which include a double oven, hob and extractor hood, dishwasher, fridge freezer and washing machine. There is space for a dining table and chairs, a tiled floor throughout and sliding doors opening to:

#### CONSERVATORY

A fabulous addition to the rear of the property, constructed of brick and uPVC frames beneath a glazed roof which was installed in March 2026 and came with a 10 year warranty. There is a continuation of the tiled flooring and French doors open to the garden.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A double bedroom which is positioned to the front of the property and has fitted wardrobes and two windows to the front elevation.

#### EN-SUITE

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

#### BEDROOM 2

With fitted wardrobes and a window to the rear.

#### BEDROOM 3

With fitted wardrobes and a window to the rear elevation.

#### BATHROOM

The house bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, mixer shower and splashback tiling. There is further half-height wall tiling.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a footpath which leads to the entrance door.

#### REAR

The rear garden is a good size and is laid to lawn. There is a patio area which adjoins the conservatory, timber fencing and pergola to the rear of the garage.

## DRIVEWAY & GARAGE

A driveway to the side of the property provides off street parking for two vehicles and leads to a detached garage. The garage features an up and over door and a side 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 C. (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





Ground Floor



First Floor

Approximate total area<sup>m</sup>  
832 ft<sup>2</sup>

(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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