



Augustus Drive, Brough, HU15 1DH
£350,000

Philip
Bannister
Estate & Letting Agents

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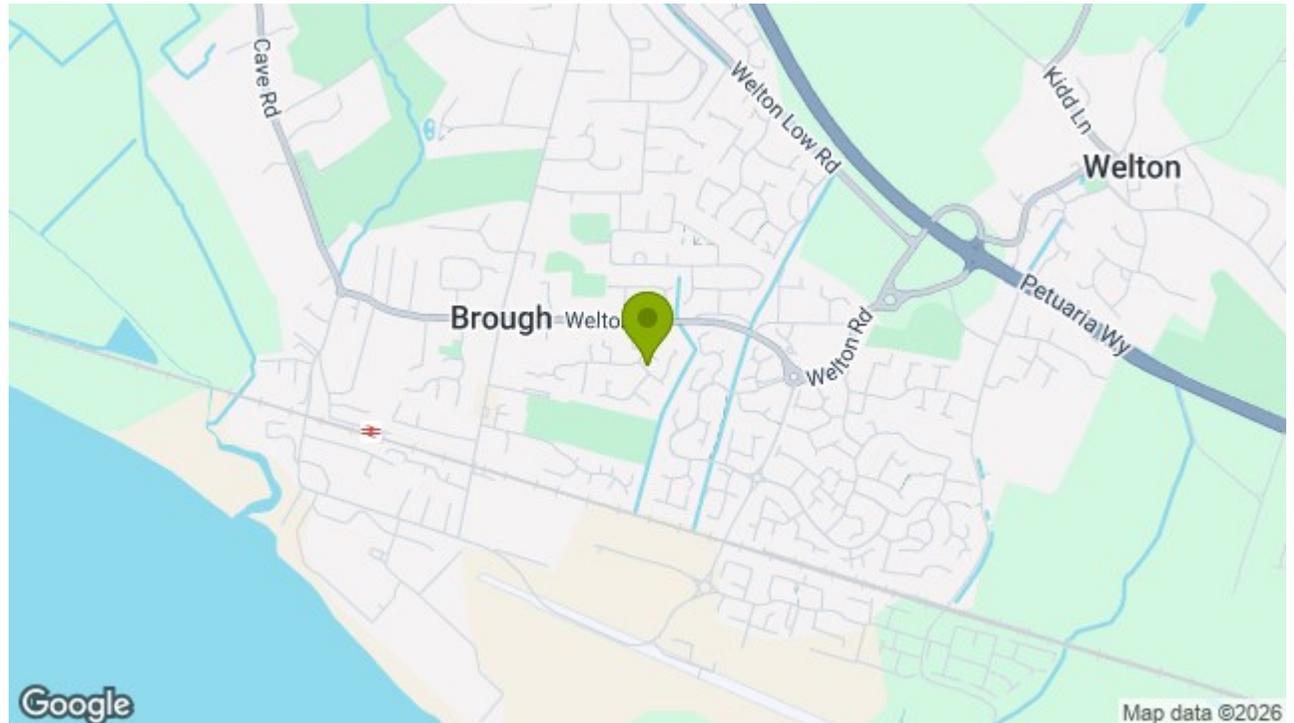
Key Features

- Detached Family Home
- 4 Good Sized Bedrooms
- Bathroom & En-Suite
- Spacious Lounge
- Impressive Conservatory With Air-Conditioning
- Large Dining Kitchen
- Attractive Rear Garden
- Detached Double Garage & Driveway
- EPC = D
- 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	62	83
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

This four-bedroom detached family home is perfectly situated near the heart of Brough, providing easy access to a variety of local amenities and services. The spacious and well-maintained accommodation is designed for comfortable family living, beginning with an inviting entrance hall featuring a convenient cloakroom/WC. The ground floor boasts a generous dual-aspect lounge, where double doors lead to a stunning conservatory with air-conditioning, ideal for year-round relaxation while overlooking the rear garden. The large kitchen is well-equipped with a range of integrated appliances, catering to modern family needs and entertaining.

Upstairs, each bedroom is of ample size, with the primary bedroom benefitting from fitted wardrobes and a private en-suite, complementing the main family bathroom. The exterior of the property is equally appealing, with a driveway at the front leading to a detached double garage, providing excellent parking and storage options. The rear garden is a delightful outdoor retreat, with mature planting and a partially walled boundary offering privacy. This property combines comfort, convenience, and a prime location, making it an ideal family home.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property via a composite entrance door. There is a staircase leading to the first floor and access to a cloakroom/wc.

CLOAKROOM/WC

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

LOUNGE

18'8 max x 16'11 (5.69m max x 5.16m)

A spacious dual aspect reception room with a feature fireplace housing a living flame gas fire and partially glazed double doors opening to:

CONSERVATORY

8'5 x 17'5 (2.57m x 5.31m)

An impressive addition to the rear of the property with views over the garden. There is a self-cleaning glazed roof with UV filter, a wall mounted air-conditioning unit and double doors opening a rear patio.

DINING KITCHEN

18'11 x 11'6 + recess (5.77m x 3.51m + recess)

Fitted with a comprehensive selection of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashbacks. There is a stainless steel sink unit, integral appliances which include a double oven, gas hob with filter hood, fridge freezer, dishwasher, washing machine and tumble dryer. There is a door to the side of the property, French doors and a cupboard under the staircase.

FIRST FLOOR

LANDING

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

BEDROOM 1

10'2 x 9'6 (3.10m x 2.90m)

A double bedroom with mirror fronted sliding wardrobes and access to:

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a thermostatic shower.

BEDROOM 2

8'4 x 14'1 (2.54m x 4.29m)

A double bedroom to the rear of the property.

BEDROOM 3

10'1 x 9'9 (3.07m x 2.97m)

A further double bedroom to the front of the property.

BEDROOM 4

8'1 x 8'5 (2.46m x 2.57m)

A good sized fourth bedroom positioned to the rear of the property.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, wall hung wash basin with storage unit and a panelled bath with a thermostatic shower over. There is partial tiling to the walls and a storage unit.

OUTSIDE

FRONT

To the front of the property there is a gravelled driveway, a lawned garden and planting beds with slate chippings. A footpath leads to the residential entrance.

REAR

The attractive rear garden is filled with established planting beds, a shaped lawn and a patio area which adjoins the property. There are walled and fenced boundaries.

DOUBLE GARAGE

A detached double garage features two individual up and over doors, light and power.

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.

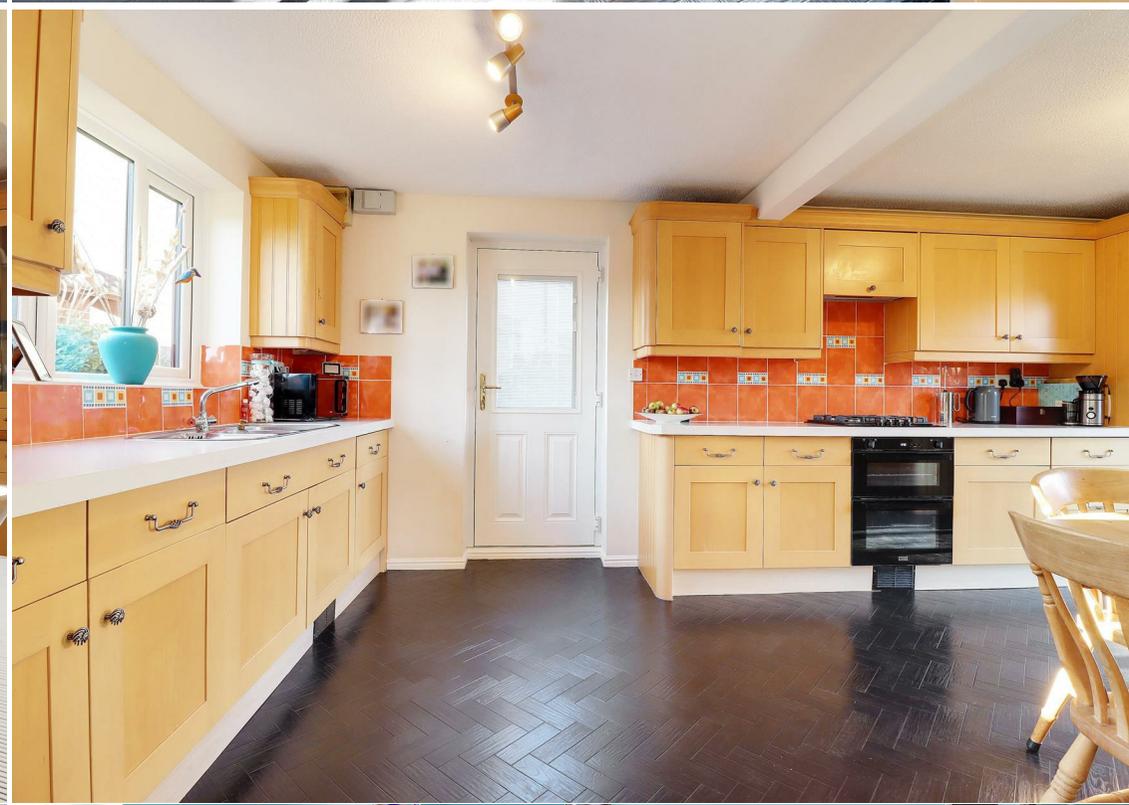
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Freehold.

VIEWINGS

Strictly by appointment with the sole agents.





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.

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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

AML.

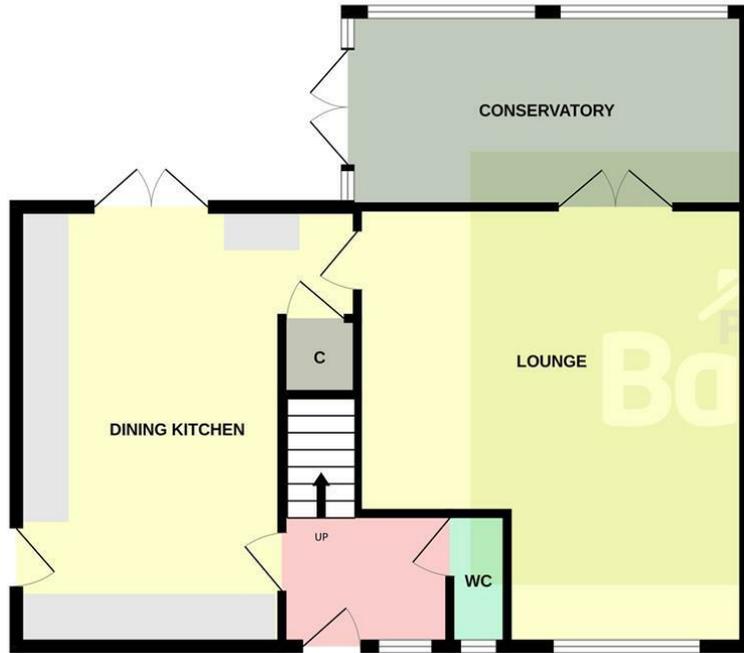
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line

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.





GROUND FLOOR
745 sq.ft. (69.2 sq.m.) approx.



1ST FLOOR
599 sq.ft. (55.7 sq.m.) approx.



TOTAL FLOOR AREA : 1344 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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