



**Barberry Court, Brough, HU15 1SW**  
£220,000



Platinum Collection

## Barberry Court, Brough, HU15 1SW

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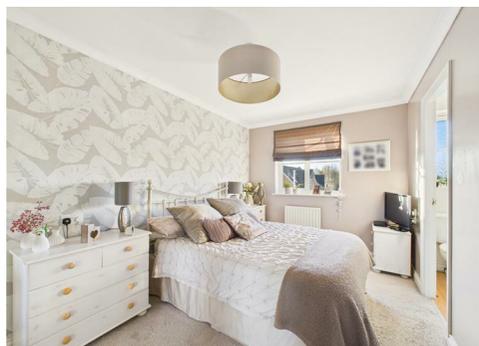
NO CHAIN - This beautifully presented three-storey townhouse offers spacious and versatile accommodation arranged across three floors, making it well suited to a range of buyers. The property enjoys a southerly rear garden and is thoughtfully laid out to provide flexible living space throughout. To the ground floor there is a welcoming entrance hall giving access to a shower room, a third bedroom and a useful utility room. The first floor comprises a generous lounge diner and a fitted kitchen, creating a comfortable and practical living area. On the second floor there are two further double bedrooms, both with fitted wardrobes, with the principal bedroom benefiting from an en-suite shower room in addition to the family bathroom. Externally, the property is approached via a driveway providing off-street parking, which leads to a former garage now used as a useful store, while to the rear there is an attractive and well-maintained garden.



# Barberry Court, Brough, HU15 1SW

## Key Features

- NO CHAIN
- Three Storey Town House
- 3 Double Bedrooms
- Attractive Southerly Rear Garden
- Spacious Lounge Diner
- 3 Bath/Shower Rooms
- Fitted Kitchen & Separate Utility Room
- Driveway Parking & Store
- EPC = C
- Council Tax = D



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		
	73	87
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway features a staircase leading to the first floor with storage beneath. There is further access to the ground floor accommodation.

#### BEDROOM 3/DAY ROOM

A versatile space which could be utilised as a third bedroom, day room or office. There are French door opening to the rear garden.

#### SHOWER ROOM

Fitted with a three piece suite comprising WC, wall hung vanity wash basin with storage unit and a shower enclosure with a thermostatic shower and a tiled inset.

#### UTILITY ROOM

Fitted with base units, worksurface and sink unit. There is space and plumbing for an automatic washing machine, a wall mounted boiler and a door to the rear garden.

### FIRST FLOOR

#### LANDING

With a window to the front elevation. A staircase leads to the second floor accommodation.

#### KITCHEN

The kitchen is fitted with a range modern wall and base units mounted with complementary worksurfaces beneath a splashback. There is a sink

unit and mixer beneath a window to the front elevation, integrated appliances which include an oven, ceramic hob and concealed extractor hood. There is space and plumbing for a dishwasher and space for a fridge freezer.

#### LOUNGE DINER

A spacious reception room with ample space for sofas and a dining table. There is a window to the rear elevation.

### SECOND FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BATHROOM

Fitted with a three piece suite comprising WC, vanity wash basin with fixed unit and a panelled bath with handheld mixer shower and a tiled splashback above.

#### BEDROOM 2

A generous double bedroom with fitted wardrobes, built-in cupboard and an airing cupboard. There are two windows to the front elevation.

#### BEDROOM 1

A further double bedroom with fitted wardrobes, a window to the rear elevation and access to en-suite facilities.

#### EN-SUITE

Fitted with a three piece suite comprising WC, vanity wash basin with fixed unit and a corner shower enclosure with a thermostatic shower and tiled inset. There is a window to the rear elevation.

### OUTSIDE

## FRONT

To the front of the property there is a driveway which provides off street parking. A footpath with gravel borders leads to the entrance door.

## REAR

The attractive rear garden enjoys a southerly aspect and features a flagstone patio adjoining the property with a lawn beyond. There is a further secluded seating area to one corner and planting beds to the borders.

## STORE

The garage has been converted to a useful storage area whilst retaining the up and over door. There is light, power and a personnel door providing internal access.

## 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.

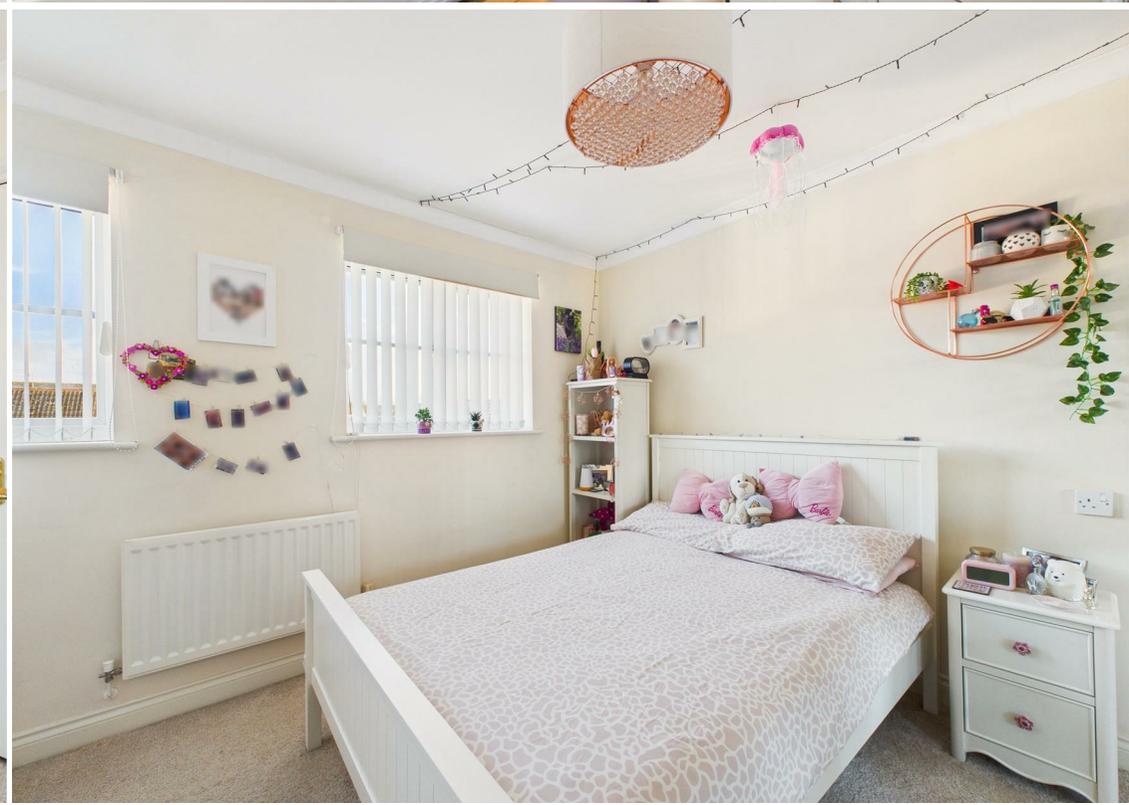
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

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.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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



Floor 2

Approximate total area<sup>(1)</sup>  
1014 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.

GIRAFFE360







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