



Freeman Avenue, Brough, HU15 1BW  
£225,000

Philip  
**Bannister**  
Estate & Letting Agents

# Freeman Avenue, Brough, HU15 1BW

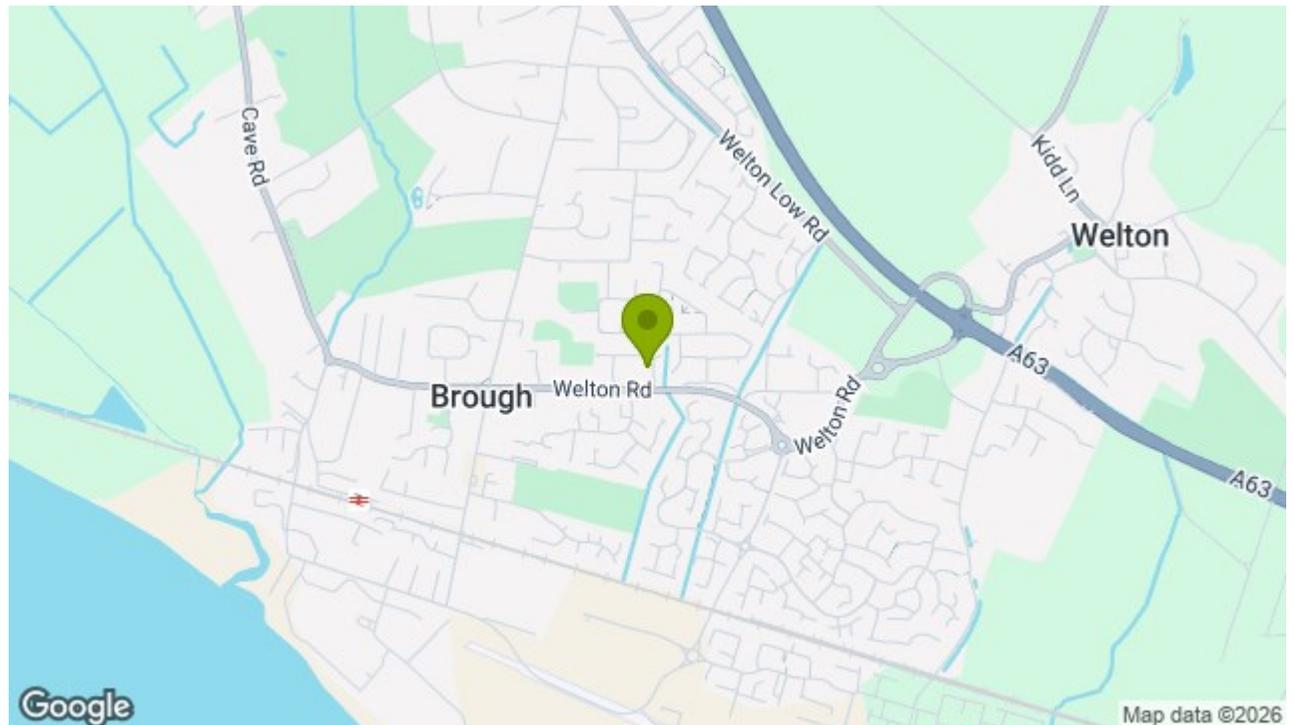
## Key Features

- Extended 3 Bedroom Home
- Stunning Open Plan Dining Kitchen
- Well Proportioned Lounge With Feature Fireplace
- 3 Fitted Bedrooms
- Modern Bathroom
- Driveway Parking
- Tandem Double Garage
- Convenient Location For Shops And Schooling
- EPC = TBC
- 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>	73	80
(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	

This well-appointed three-bedroom extended home occupies a sought-after position close to the centre of Brough, offering excellent access to local shops, amenities and schooling. Thoughtfully updated in recent years, the property features a stunning open-plan dining kitchen, beautifully designed with a range of integral appliances and a central island, creating a stylish and practical hub for everyday living and entertaining. To the front of the home, there is a hallway and a well-proportioned lounge with a feature fireplace.

Upstairs, the first floor hosts three bedrooms, all benefiting from fitted wardrobes, alongside a contemporary family bathroom. Externally, a shared driveway leads to private parking for several vehicles, while the rear garden offers a composite decked terrace and lawns. Completing the property is a tandem double garage, providing excellent storage or additional parking.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property via a residential entrance door. The hallway features a staircase leading to the first floor.

#### LOUNGE

A well proportioned reception room with a large window to the front elevation. The focal point of the room is a feature fireplace with a recessed electric stove beneath a timber mantle and matching alcove cupboards. Additional storage is available within understair cupboards.

#### OPEN PLAN DINING KITCHEN

This impressive space is the hub of the home with areas for cooking, casual and formal dining. An open plan room with bi-folding doors opening to the rear garden, the kitchen comprises a comprehensive range of wall and base units and a contrasting island peninsula. There are solid wood block worksurfaces beneath a tiled splashback and a quartz worksurface to the island with a recessed sink unit and instant hot water tap. A range of integrated appliances include an electric oven, fridge freezer, dishwasher and washing machine. A freestanding SMEG range cooker is available via separate negotiation. The dining area provides enough space for a table and chairs and there is a tiled floor throughout.

### FIRST FLOOR

#### LANDING

Allowing access to the accommodation at first floor level.

#### BEDROOM 1

A double bedroom with a range of fitted wardrobes and a window to the front elevation.

#### BEDROOM 2

A second double bedroom with fitted wardrobes and a window to the rear elevation.

#### BEDROOM 3

A good sized third bedroom with a fitted cupboard above the stairwell and a window to the front elevation.

#### BATHROOM

A modern bathroom which is fitted with a three piece suite comprising WC and vanity wash basin within a fixed storage unit, a panelled bath with a glazed screen and shower over. There is half height wall tiling and full height tiling over the bath, a heated towel rail and a window to the rear.

### OUTSIDE

#### FRONT

To the front of the property there is a shared block paved entrance driveway which in-turn leads to private driveway parking for two vehicles. The shared driveway continues to the side of the property and there is a footpath with planting beds leading to the entrance door.

#### REAR

The rear garden is mainly laid to lawn and has a composite deck terrace adjoining the property. A planting bed runs along the northern boundary and a footpath leads to an area to the rear of the garage with raised sleeper beds.

#### TANDEM DOUBLE GARAGE

The tandem double garage is positioned to the

bottom of the shared driveway and features an up and over door, personnel door from the garden, 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.

SECURITY - The property has the benefit of an installed burglar alarm system.

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

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

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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>(1)</sup>  
879 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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