



Loxley Way, Brough, HU15 1GB
£240,000

Philip
Bannister
Estate & Letting Agents

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Key Features

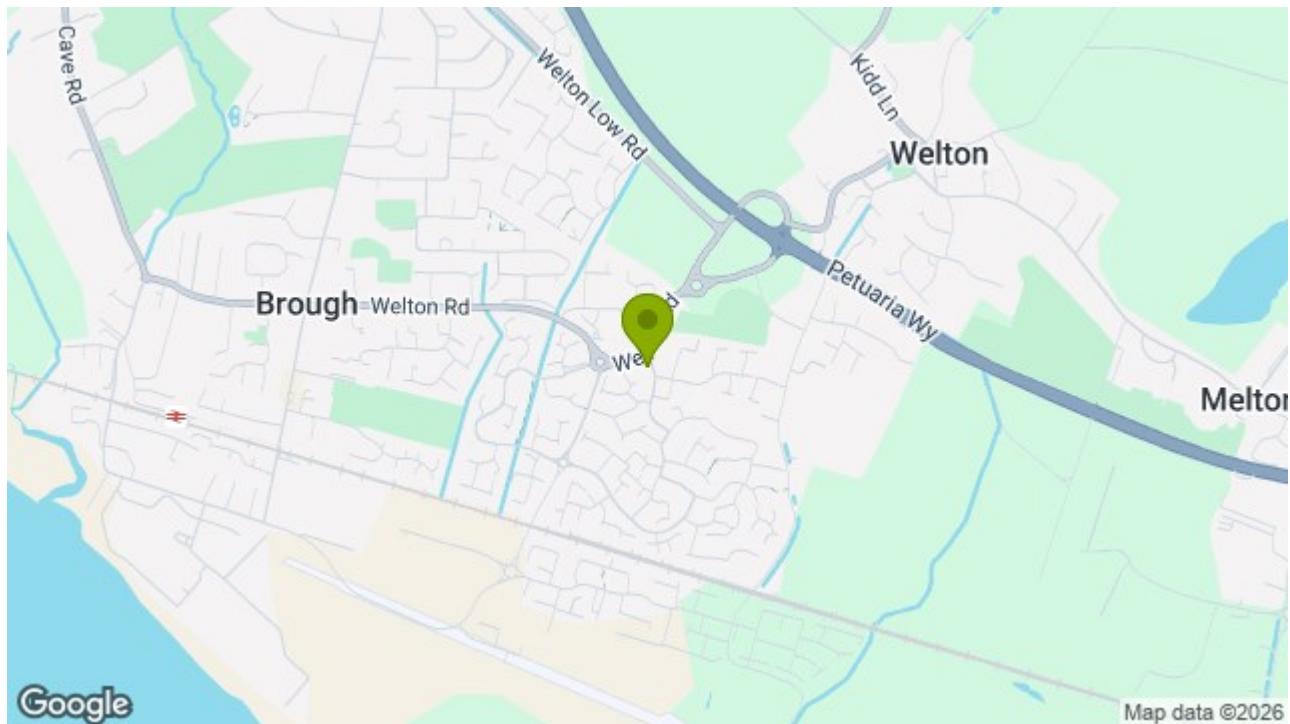
- Versatile Town House
- 3 / 4 Bedroom Accommodation
- Towards The Fringes Of A Modern Development
- Low Maintenance Southerly Rear Garden
- Spacious Dining Kitchen
- Attractive First Floor Lounge With Juliet Balcony
- En-Suite & Modern Family Bathroom
- Driveway & Garage
- EPC = C
- Council Tax = D

This fabulous townhouse is positioned on the fringes of a popular development, enjoying a pleasant front aspect overlooking a small wooded area. The property offers highly versatile living space and is beautifully presented throughout, with an inviting entrance hall, cloakroom/WC, a spacious dining kitchen, and a flexible ground-floor room ideal for use as a study, playroom, or guest bedroom.

To the first floor is a generous lounge featuring a Juliet balcony with a southerly aspect, alongside a third bedroom with fitted wardrobes. The second floor hosts two further double bedrooms, including the principal bedroom with fitted wardrobes and en-suite facilities, as well as a contemporary family bathroom.

Externally, the property benefits from a low-maintenance southerly rear garden with artificial lawn and patio areas, a small front garden, and a side driveway providing off-street parking leading to a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(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 three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway provides access to the accommodation at ground floor level. There is a tiled floor throughout and a staircase leads to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is half height wall tiling and a continuation of the tiled floor.

STUDY/BEDROOM 4

A versatile ground floor space which could be utilised as a study, playroom or a guest bedroom. There is access to an understair storage cupboard.

DINING KITCHEN

A spacious dining kitchen with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel 1 1/2 bowl sink unit beneath a window to the rear elevation, there is a freestanding range cooker beneath a concealed extractor hood, space and plumbing for an automatic washing machine, space for a dryer and a space for a larder fridge freezer. There is decorative panelling to one wall, space for a dining table and chairs, a door leading to the rear garden and a continuation of the tiled flooring.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A staircase leads to the second floor.

LOUNGE

A spacious and well appointed first floor reception room enjoying a southerly aspect with French doors opening to a Juliet balcony. There is a wall mounted feature fireplace with an electric log-effect stove.

BEDROOM 3

A double bedroom with fitted wardrobes and two windows to the front elevation.

SECOND FLOOR

LANDING

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

BEDROOM 2

A second double bedroom with a dormer window to the front elevation.

BEDROOM 1

The principal bedroom suite is fitted with wardrobes, has three Velux windows and access to en-suite facilities.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with a thermostatic shower. There is tiling to the walls and floor.

BATHROOM

The contemporary family bathroom is fitted with a three piece suite

OUTSIDE

FRONT

To the front of the property there is a gravel garden with shrubbery. A footpath leads to the property.

REAR

The rear garden is designed for low maintenance and enjoys a southerly aspect. There is a patio adjoining the property, artificial lawn and a further patio area towards the bottom of the garden. Planting beds with timber sleepers flank the lawn and there is a gate leading to the driveway.

DRIVEWAY AND GARAGE

A shared driveway is accessed beneath an archway and opens up to two garages, the left belonging to the property. Parking for several vehicles is in front of the garage. The garage is installed with an up and over door, light and power. There is a personnel door leading 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 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

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.

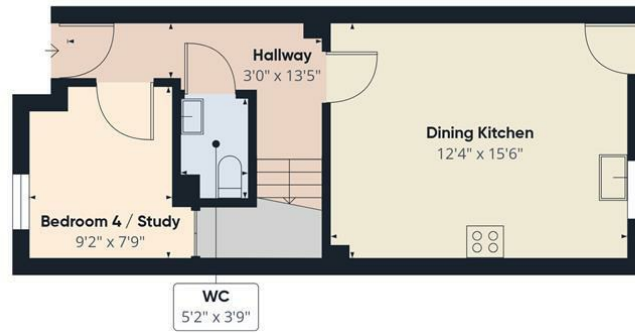
AGENT NOTES.

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



Floor 2



Approximate total area⁽¹⁾
1063 ft²
Reduced headroom
4 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

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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