



Husthwaite Road, Brough, HU15 1TF
£179,500


**Philip
Bannister**
Estate & Letting Agents

Husthwaite Road, Brough, HU15 1TF

Key Features

- No Chain
- Contemporary Open Plan Home
- 2 Double Bedrooms
- Southerly Rear Garden
- Superb Dual Aspect Lounge Diner
- Modern Fitted Kitchen
- Ground Floor Cloakroom
- Well Appointed Bathroom
- Allocated Parking Within Courtyard
- EPC = C Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	84
(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		

****NO CHAIN****

An ideal home for first-time buyers, investors or downsizers – this stylish and well-presented property offers impressive open-plan living and two generously sized double bedrooms.

Enjoying a pleasant southerly rear aspect, the property features an inviting entrance hall with access to a convenient cloakroom/WC. The spacious, dual-aspect open-plan living area provides ample space for both lounge and dining furniture, seamlessly opening into a modern fitted kitchen.

Upstairs, there are two comfortable double bedrooms, with the principal bedroom boasting a fabulous Juliet balcony. A well-appointed house bathroom completes the first floor.

Outside, the property benefits from a southerly rear garden and allocated parking within a courtyard setting.





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 features a staircase leading to the first floor, a window to the front elevation, wood flooring and internal access to:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and a pedestal wash basin with a tiled splashback. There is access to an under stair storage cupboard and a continuation of the wooden flooring.

OPEN PLAN LIVING KITCHEN

LIVING AREA

A spacious dual aspect reception room with a window to the front elevation and French doors to the rear. There is space for living and dining suites, a continuation of the wooden flooring and opening to:

KITCHEN

Fitted with a range of white gloss wall and base units mounted with contrasting worksurfaces and matching splashbacks. A stainless steel sink unit sits beneath a window to the rear and there is an integrated oven, gas hob beneath an extractor hood and a washing machine. There is space for a larger fridge freezer.

FIRST FLOOR

LANDING

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

BEDROOM 1

A spacious double bedroom with French doors leading to a Juliet balcony. There is a built-in storage cupboard to one corner.

BEDROOM 2

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

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a folding screen and a thermostatic shower over. There is tiling to the walls and floor, heated towel rail and a window to the rear.

OUTSIDE

The rear garden enjoys a southerly aspect and is mainly laid to lawn. There is an area of patio adjoining the property with a footpath continuing to a gated entrance. A series of raised beds lie to one side and there is a garden shed/summerhouse.

PARKING

The property includes designated parking which is accessed via an archway from Ruskin Way.

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 B. (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. The owner has advised of a £35 p/a charge payable to FirstPort for the parking area to the rear of the property.

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.

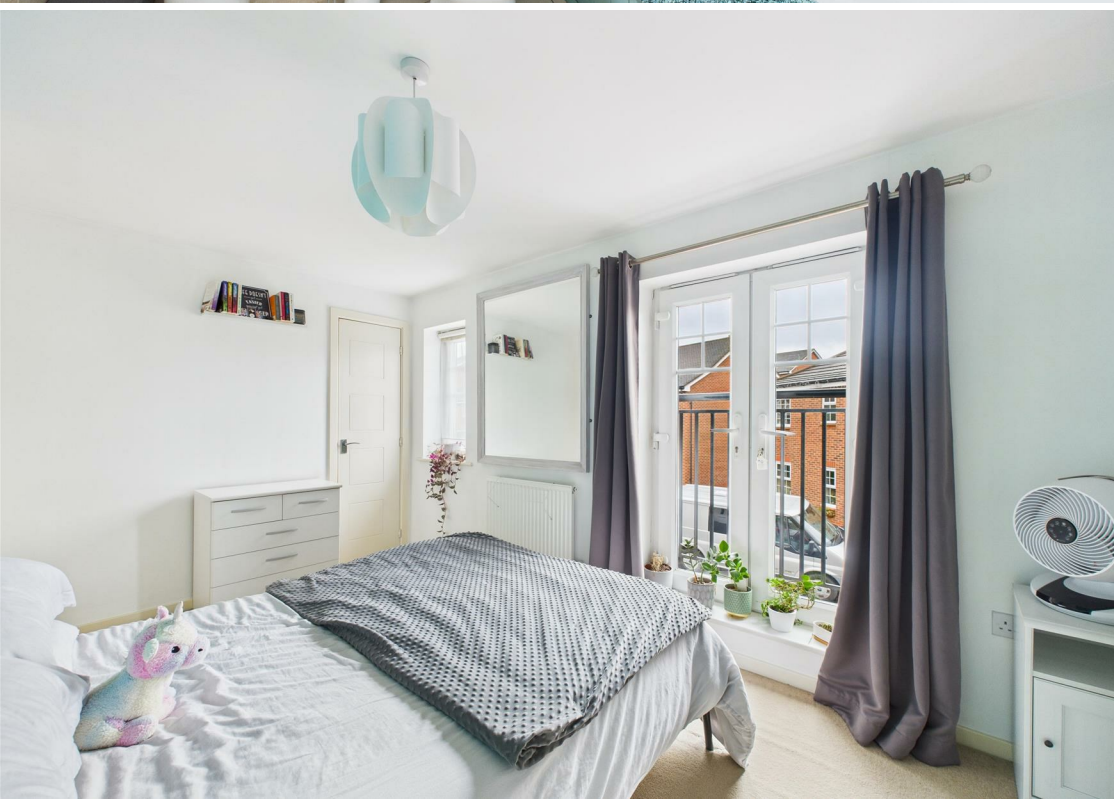
AGENT NOTES.

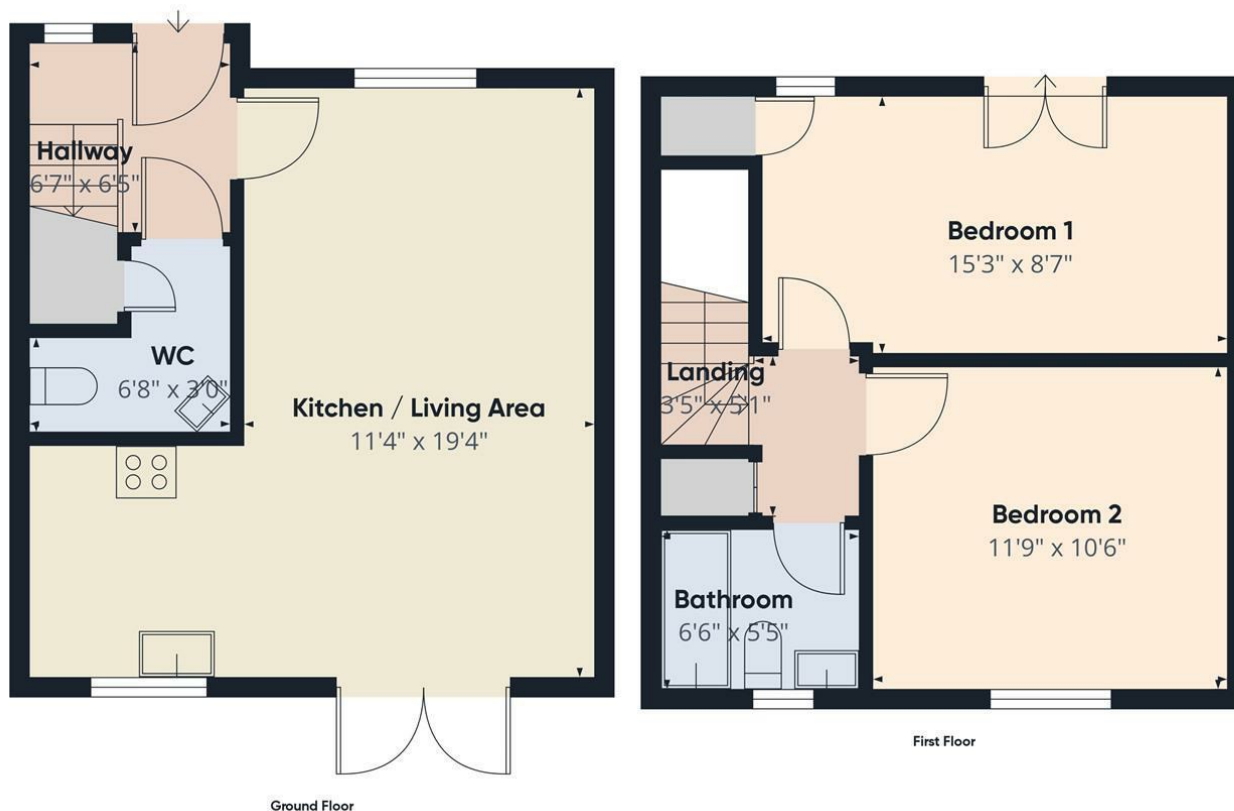
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lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, 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 NTST&T 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





Approximate total area^m
687 ft²

(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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