



Turner Close, Brough, HU15 1GU  
£205,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Turner Close, Brough, HU15 1GU

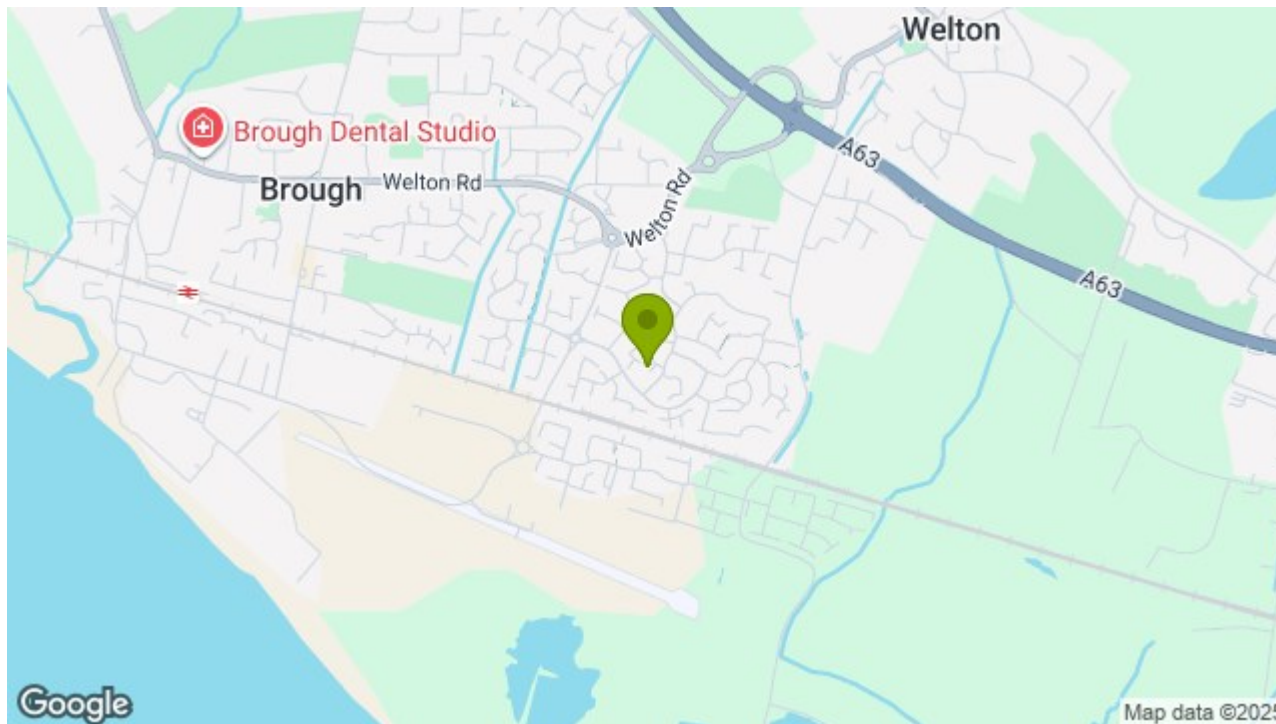
## Key Features

- \*\*\* £10,000 DEPOSIT ALLOWANCE \*\*\*
- Spacious Town House
- 3 Fitted Double Bedrooms
- Extremely Versatile Layout
- Open Plan Living Kitchen
- First Floor Lounge
- Driveway & Rear Garden
- Potential For No Onward Chain\*
- EPC = TBC
- 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		
England & Wales		
EU Directive 2002/91/EC		

\*\*\* £10,000 DEPOSIT ALLOWANCE \*\*\* This appealing and versatile three-storey townhouse is offered with the potential advantage of no onward chain,\* making it an attractive choice for a wide range of buyers. Arranged over three floors, the ground level features an entrance hall, cloakroom/WC and a spacious open-plan living kitchen with French doors opening to the garden. The first floor offers a fitted double bedroom with Juliet balcony, a modern bathroom and a comfortable lounge, while the top floor includes two further fitted double bedrooms, one of which benefits from its own en-suite.

Outside, the property enjoys gardens to both the front and rear along with a side driveway offering convenient off-street parking.









## ACCOMMODATION

The property is arranged over three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a wall mounted gas boiler and a window to the front elevation.

#### OPEN PLAN LIVING KITCHEN

The kitchen area is fitted with an extensive range of wall and base units, contrasting worksurfaces and a tiled splashback. There is a stainless steel sink unit, freestanding range cooker beneath an extractor hood and a fridge freezer. There is a breakfast bar, space for a dining table and access to an understair storage cupboard. The living area provides space for a living room suite and there are French doors opening to the rear garden.

### FIRST FLOOR

#### LANDING

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

#### LOUNGE

A good sized reception room with two windows to the rear elevation.

#### BEDROOM 3

A double bedroom with fitted wardrobes and a Juliet balcony to the front elevation.

#### BATHROOM

The family bathroom is fitted with a three piece suite comprising panelled bath, pedestal wash basin and a WC. There is partial wall tiling, heated towel rail and a window to the side elevation.

### SECOND FLOOR

#### LANDING

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

#### BEDROOM 2

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

#### BEDROOM 1

A further double bedroom with a wall of fitted wardrobes and a window to the rear elevation. Access to:

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower enclosure with a thermostatic shower and tiled inset. There is additional half height wall tiling and a heated towel rail.

## OUTSIDE

To the front of the property there is a gravelled garden and a footpath leading to the entrance door. The rear garden features a patio area adjoining the property there a step leading up to a lawn. There is a timber shed and a gate leading from the driveway.

### DRIVEWAY

A driveway is positioned to the side of the property and provides off street parking.

## 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.

\*

Subject to the completion of the onward purchase of a new build property.

### 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.

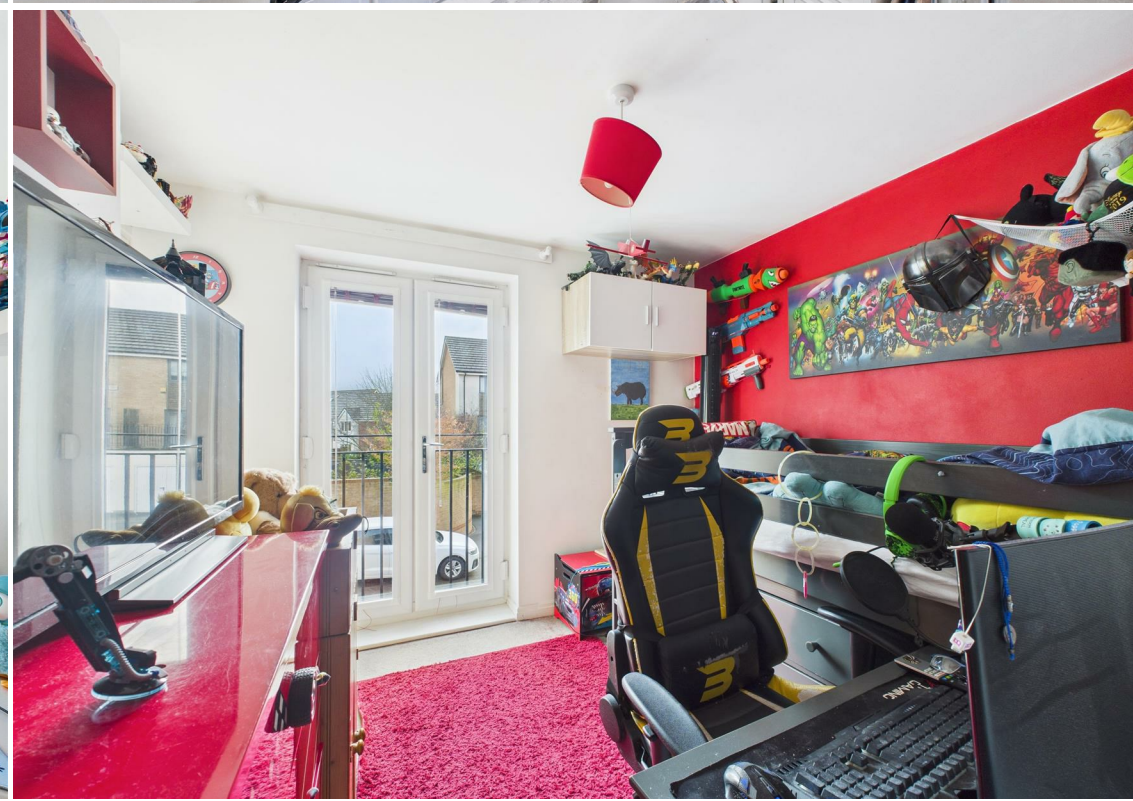
## AGENT NOTES.

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>

1086 ft<sup>2</sup>

Reduced headroom

7 ft<sup>2</sup>

(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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