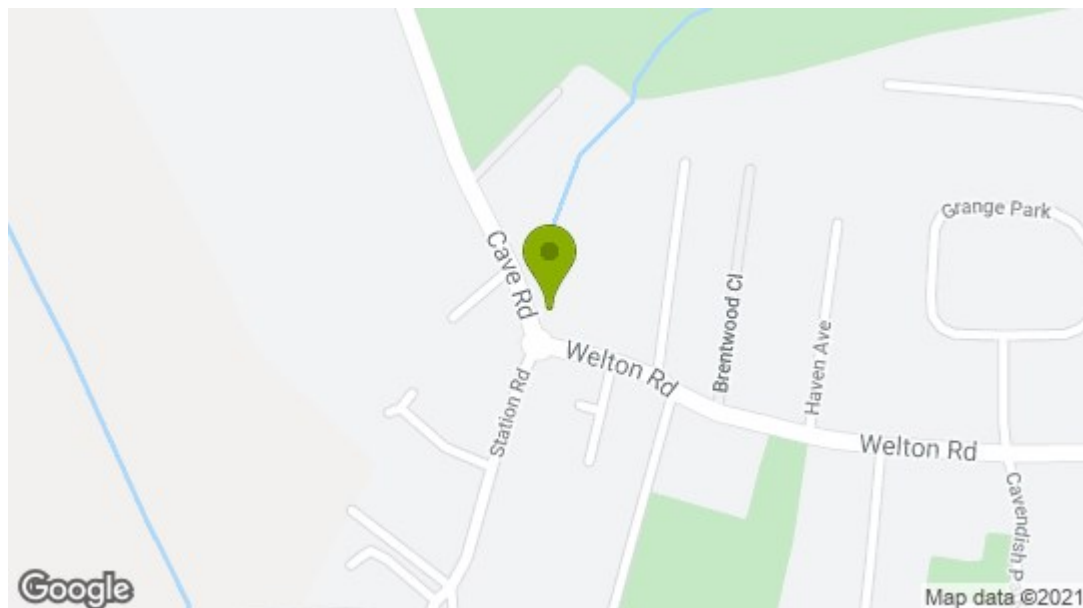




Cave Road, Brough, HU15 1HB
£360,000

Cave Road, Brough, HU15 1HB

Nestled in one of the region's most prestigious locations, this stunning detached home is finished to the highest standard and boasts an array of quality finishes throughout. A welcoming central entrance hall provides access to the internal accommodation. A cosy living room benefits from a stunning brick fireplace housing a multi-fuel stove, the full width kitchen is finished to the highest standard with integral appliances and French doors opening to the rear garden. At first floor level there are three double bedrooms and a luxurious bathroom with free standing bath. The master bedroom enjoys a dressing room which has been plumbed for an en-suite. The established and private gardens are a particular feature having a range of outbuildings including a summerhouse and there is private parking to the side. A delightful home both inside and out, the property is brought to the market with no onward chain.





Cave Road, Brough, HU15 1HB

Key Features

- Stunning Detached Home
- High Specification Throughout
- 3 Double Bedrooms
- Highly Regarded Location
- Individually Built
- Quality Dining Kitchen
- 2 Bath/Shower Rooms
- Private & Established Rear Garden
- No Onward Chain



Energy Efficiency Rating	
Current	Potential
77	78

Very energy efficient - lower running costs

(92 plus) A
(81-91) B
(69-80) C
(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

Environmental Impact (CO ₂) Rating	
Current	Potential
78	79

Very environmentally friendly - lower CO₂ emissions

(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G

Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC

LOCATION

Cave Road, Brough is one of the region's most desirable addresses and features many of the area's finest homes. The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross

ACCOMMODATION

The delightful accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access from the front of the property through a solid wood residential door. There are two windows allowing natural light, a staircase leads to the first floor and there is a useful storage cupboard

LIVING ROOM

12'9 x 12'6 (3.89m x 3.81m)

A lovely cosy reception room with a feature brick fireplace housing a log burning stove mounted on a stone hearth

DINING KITCHEN

23'4 x 9'4 (7.11m x 2.84m)

A fabulous open plan kitchen diner which is fitted with a comprehensive selection of high quality wall and base units mounted with a laminated work

surfaces beneath a tiled upstand. A ceramic sink unit with mixer tap is positioned beneath a window overlooking the rear garden, integral appliances include a electric double oven, induction hob beneath a stainless steel and glass ceiling mounted extractor canopy, dishwasher and fridge freezer. There is plumbing for an automatic washing machine. A wood effect laminate floor runs throughout, there is ample space for a dining table and French doors open to the rear garden

SHOWER ROOM

This well appointed shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower cubicle with mains thermostatic shower. A tiled floor runs throughout, built in cupboards house the gas boiler and there is a window to the front elevation

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level. A window is to the side elevation above the turning staircase and there is access to a loft hatch

BEDROOM 1

12'6 x 12'2 (3.81m x 3.71m)

A spacious double bedroom with two windows to the rear elevation

DRESSING ROOM/EN-SUITE

6'3 x 3'9 (1.91m x 1.14m)

Located off the bedroom, currently utilised as a dressing room however there is plumbing installed so that an en-suite could be fitted with relative ease

BEDROOM 2

12'7 x 9'10 (3.84m x 3.00m)

A second double bedroom with a window to the front elevation

BEDROOM 3

10'6 x 6'3 (3.20m x 1.91m)

A third excellent sized bedroom with a window to the front elevation

BATHROOM

A lavishly appointed bathroom which is fitted with a 'traditional' three piece suite incorporating a pedestal wash basin, low flush WC and a stunning freestanding roll top ball and claw bath with central mixer tap and shower attachment. There is a tiled floor throughout, heated towel radiator and a window to the rear elevation

OUTSIDE

FRONT

To the front of the property there is a low maintenance garden with a raised footpath leading to the property

REAR

To the rear of the property there are established and private gardens with mature planting beds, shrubs and fruit trees. A patio area adjoins the property with a stepping stone footpath through the lawn and leading to a summerhouse. There is a small garden pond with a cast iron pump

PARKING

A gravelled driveway is positioned to the side of the property and allows 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 at first floor level. The ground floor benefits from an underfloor heating system

DOUBLE GLAZING - The property has the benefit of hardwood 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.

VIEWINGS

Strictly by appointment with the sole agents.

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 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

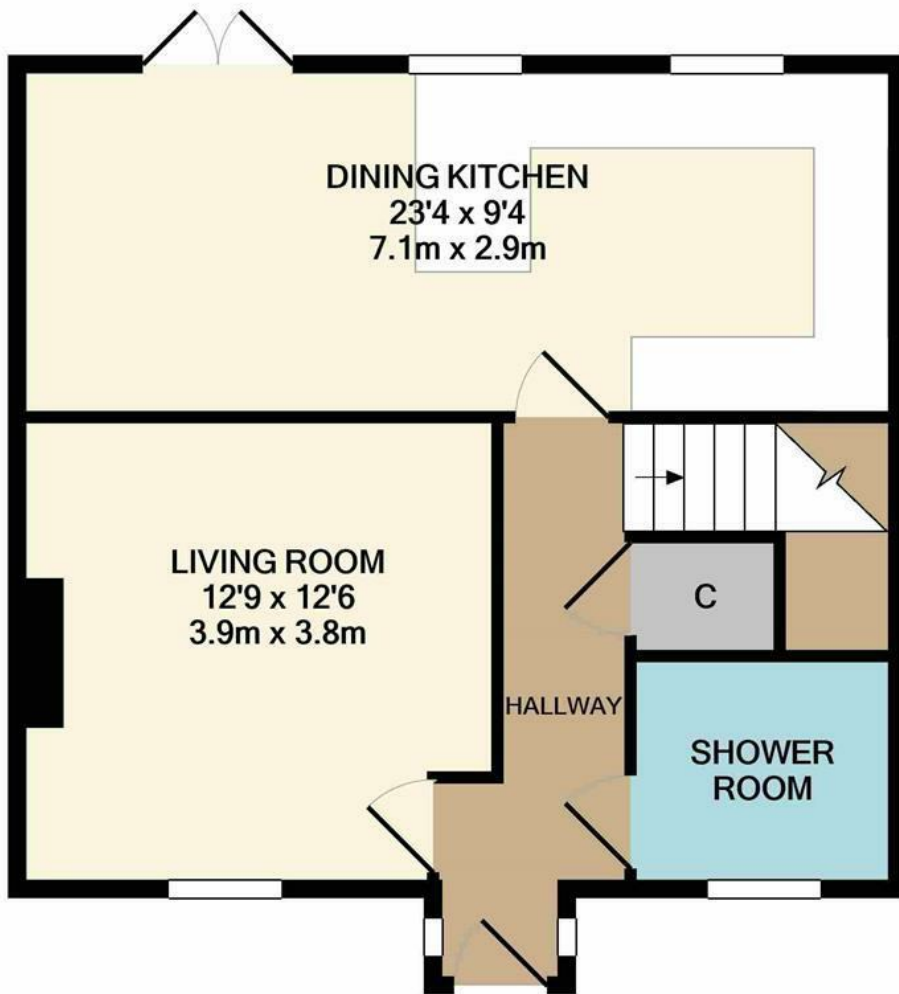
the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

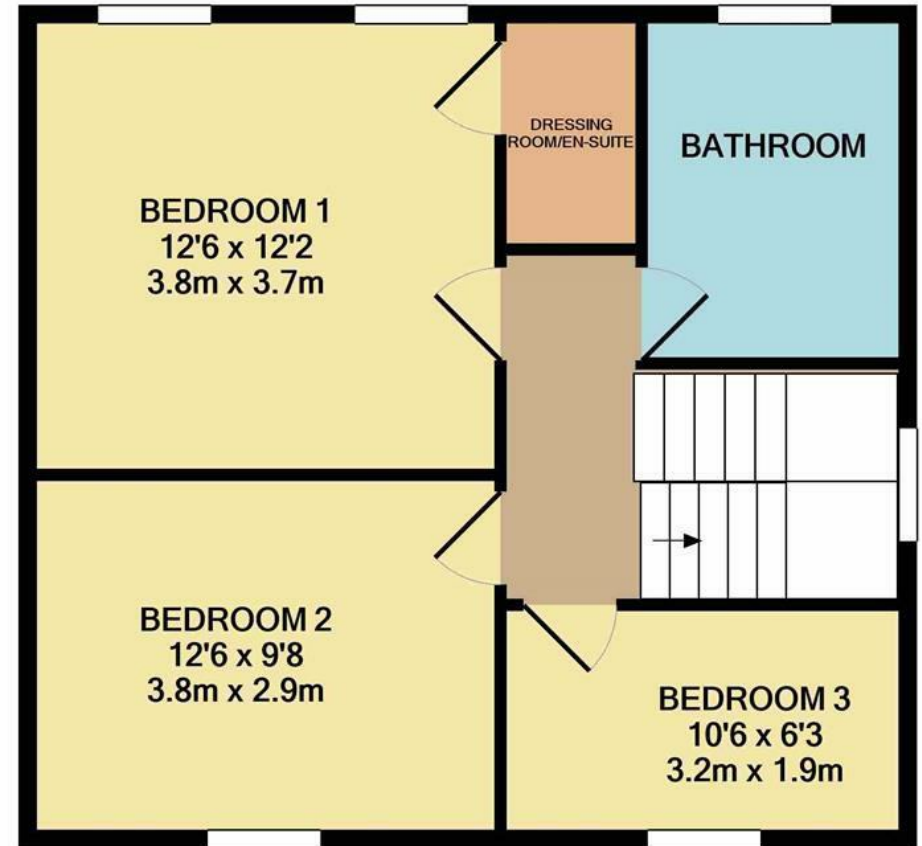








GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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