



Higham Way, Brough, HU15 1NA  
£300,000

  
**Philip  
Bannister**  
Estate & Letting Agents

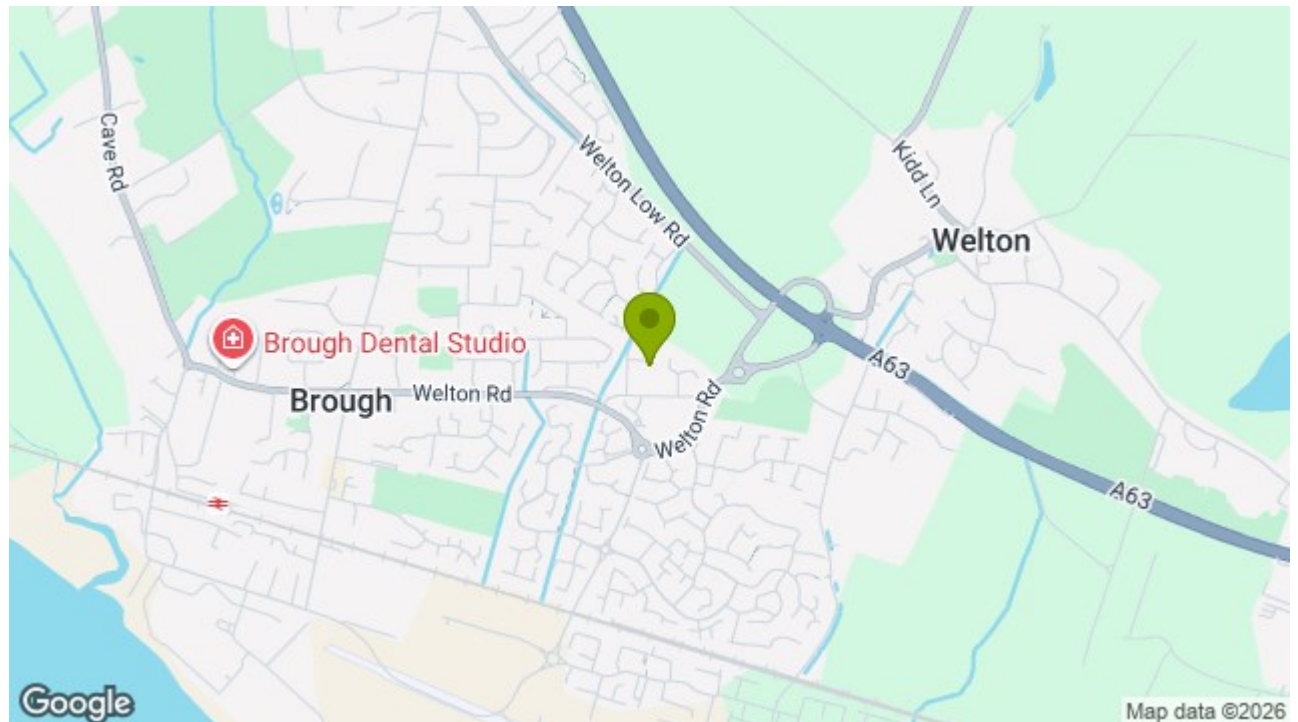
# Higham Way, Brough, HU15 1NA

## Key Features

- NO CHAIN
- Versatile Chalet Bungalow
- 2 Double Bedrooms + Hobby Room
- Spacious Front Facing Lounge
- Southerly Facing Garden
- Solar Panels
- 2 Bath/Shower Rooms
- Driveway & Garage
- ER - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	90	91
(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	

NO CHAIN - A versatile semi-detached chalet bungalow, offering an array of possibilities to suit your lifestyle. The ground floor boasts two inviting bedrooms, one of which can easily be transformed into a delightful day room, providing ample space for relaxation overlooking the rear garden. The spacious lounge is positioned to the front of the property, while the well-appointed fitted kitchen adjoins a conservatory. A bathroom and study area complete this level, catering to your daily needs. Upon the first floor, there is a hobby room and a convenient shower room. Outside, the property features front and rear gardens, with the rear garden boasting a private southerly aspect. A good-sized driveway and a garage provide plenty of parking and storage.





## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

The central entrance hall allows access to the property and opens to a useful study area with a staircase leading to the first floor.

#### LOUNGE

16'8 x 13'9 (5.08m x 4.19m)

Positioned to the front of the property is this spacious lounge with a bow window to the elevation. A central feature fireplace houses an electric fire.

#### KITCHEN

13' x 9'10 (3.96m x 3.00m)

The kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A host of integral appliances include an oven, induction hob, concealed extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine and a ceramic sink unit. A door leads to:

#### CONSERVATORY

15'10 x 9'10 (4.83m x 3.00m)

The brick and uPVC conservatory overlooks the rear garden with French doors opening to a patio area.

#### BEDROOM 1

11'6 x 10'11 (3.51m x 3.33m)

A double bedroom positioned to the front of the property with a range of fitted wardrobes, drawers and a dressing table. A bow window to the front elevation and a second window to the side.

#### BEDROOM 2 / DAY ROOM

10'6 x 10'11 (3.20m x 3.33m)

A versatile room to the rear of the property which can be utilised as a day room, bedroom or dining room amongst other uses. A pair of French doors open to the rear.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with shower over. There are half tiled walls and a window to the rear.

#### FIRST FLOOR

N.B. We understand that the first floor accommodation may not hold building regulation approval.

#### LANDING

With access to the first floor accommodation. There is a large storage cupboard and a Velux skylight.

#### HOBBY ROOM

14'4 x 10'3 (4.37m x 3.12m)

A generous space with fitted cupboards and four Velux skylight.

#### SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure. There are fitted drawers and a Velux skylight.

#### OUTSIDE

##### FRONT

To the front of the property there is a well tended lawned garden with planting beds.

##### REAR

The rear garden offers excellent privacy and enjoys

a southerly elevation. The garden is mainly laid to lawn with planting beds and a patio area adjoining the property. A further patio area sits to the rear of the garage.

#### DRIVEWAY & GARAGE

A block paved driveway provides excellent off street parking provisions whilst leading to a detached garage. The garden features an up and over door, side personnel door, light and power supply.

#### PHOTOVOLTAIC PANELS

The property is installed with Photovoltaic Panels to the front and rear elevations which generate electricity to the property.

#### GENERAL INFORMATION ELLOUGHTON

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 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.



## 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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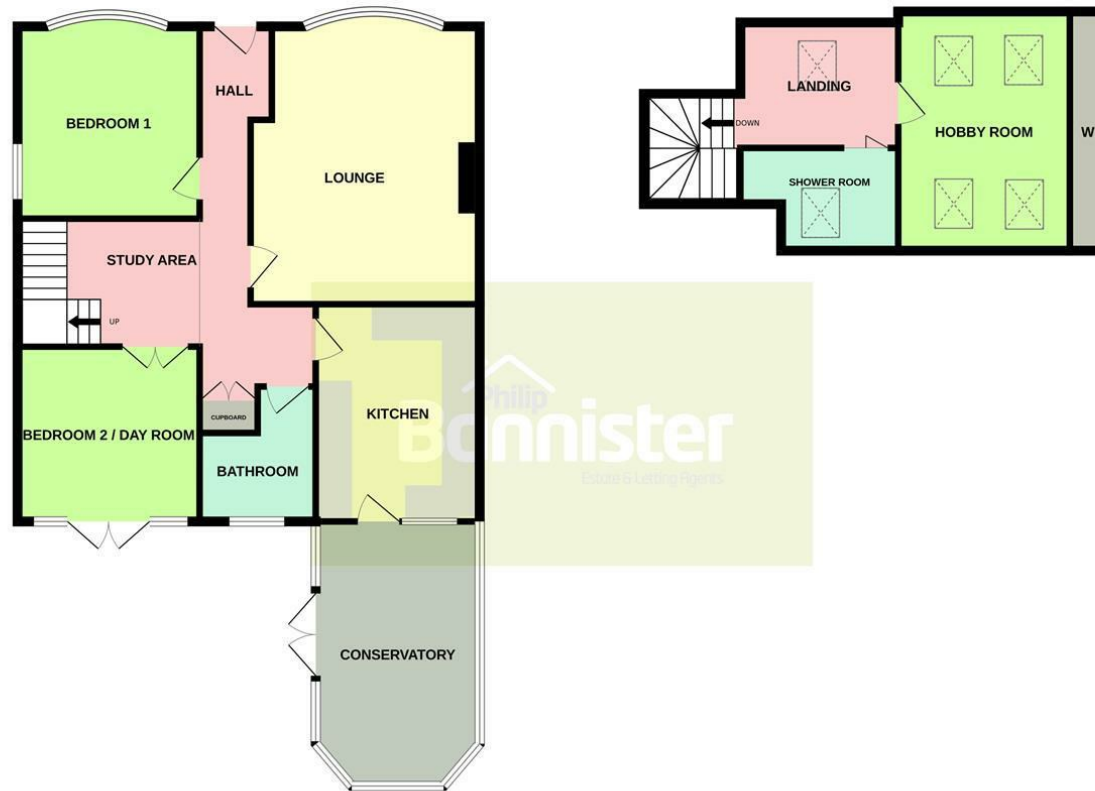
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
975 sq.ft. (90.5 sq.m.) approx.

1ST FLOOR  
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 1313 sq.ft. (122.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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