



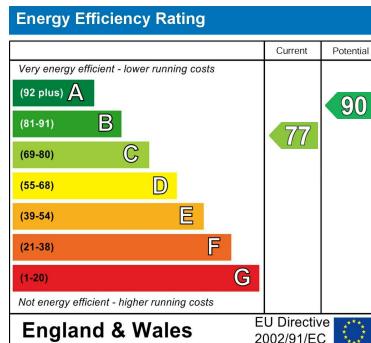
Station Road, Brough, HU15 1FJ
£165,000

Philip
Bonnister
Estate & Letting Agents

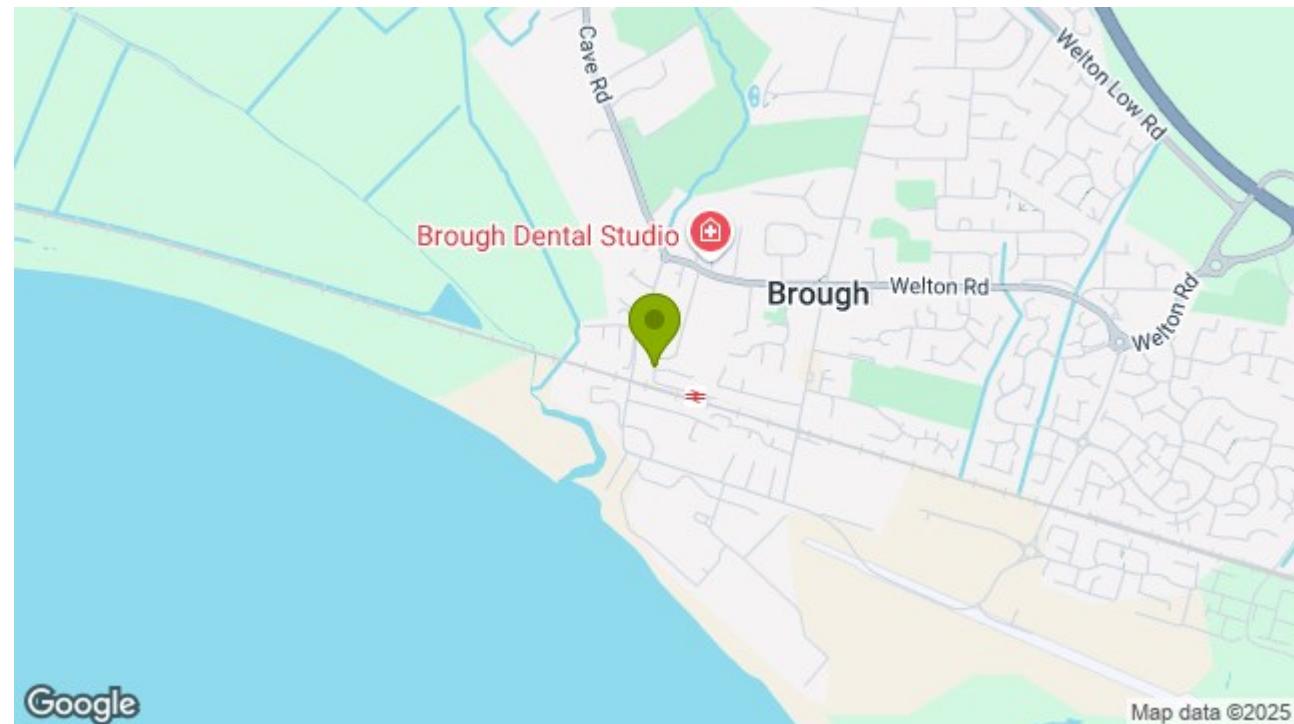
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Key Features

- NO CHAIN
- Contemporary 2 Bedroom Home
- Unique Design Forming Part Of A Small Development
- Gated Off Street Parking
- Courtyard Rear Garden
- Breakfast Kitchen With Appliances
- Lounge With French Doors
- Convenient Location
- EPC = C
- Council Tax = B



NO CHAIN - This contemporary two-bedroom home, set within a small development of individually designed properties, offers stylish living in an exceptionally convenient location. Featuring gated private parking and no onward chain, the property boasts a well-appointed breakfast kitchen with integrated appliances, a spacious lounge, and a cloakroom/WC on the ground floor. Upstairs, two generous double bedrooms and a modern bathroom provide comfortable accommodation. A private courtyard garden at the rear provides outdoor space, while automated gates lead to secure parking, making this an ideal home for those seeking both convenience and modern design.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the accommodation through a residential entrance door. There is a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

LOUNGE

12'5 x 12'10 (3.78m x 3.91m)

A spacious reception room positioned to the rear of the property with French doors opening to the courtyard garden.

BREAKFAST KITCHEN

10'3 max x 10'2 (3.12m max x 3.10m)

The breakfast kitchen is fitted with a range of wall and base units which are mounted with complementary worksurfaces with matching upstands. There is a stainless steel sink unit, integrated appliances which include an oven, gas hob, extractor hood and fridge freezer. There is space and plumbing for an automatic washing machine, space for a breakfast table and a window to the front elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

12'5 x 11'6 (3.78m x 3.51m)

A spacious double bedroom positioned to the rear of the property with a window to the elevation.

BEDROOM 2

8'9 max x 15' max (2.67m max x 4.57m max)

A second double bedroom with windows to the front and side elevations.

BATHROOM

7'2 x 5'8 (2.18m x 1.73m)

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

OUTSIDE

FRONT

To the front small courtyard and a footpath which leads to the side and rear of the property.

REAR

The courtyard garden is relatively private and is partially walled. There is a sandstone paved patio and a raised sleeper bed. A timber gate leads to the gated communal parking.

PARKING

Remote operated gates from Station Road lead to a private parking area with allocated an parking space.

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. There may however be a nominal charge for maintenance of the communal areas.

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.

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

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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

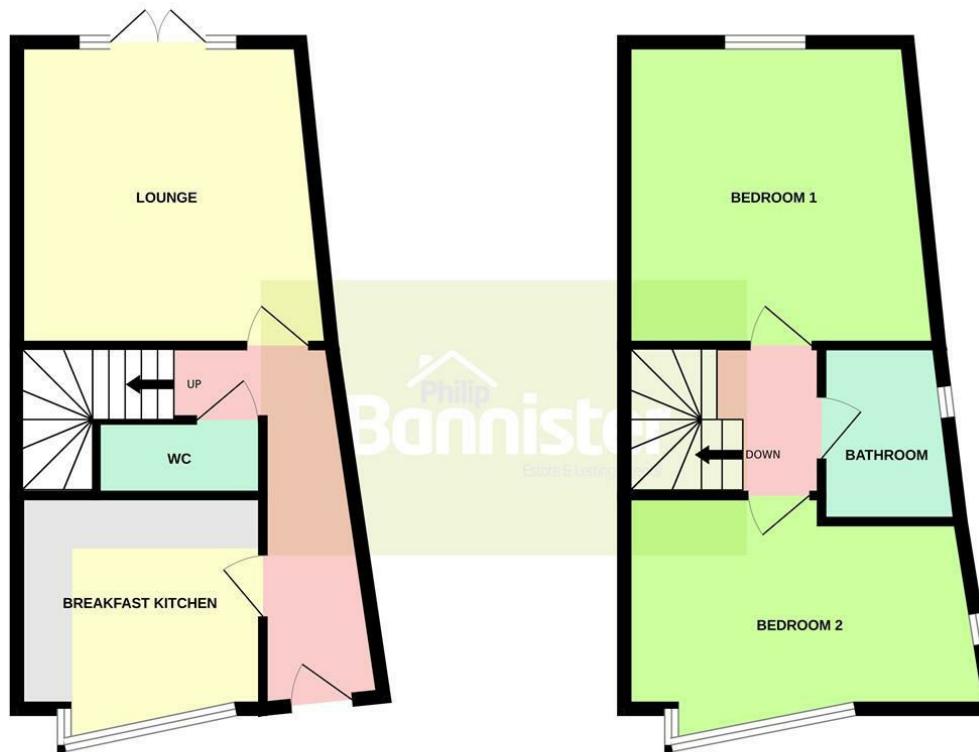
AML

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.



GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.

FIRST FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA: 726 sq ft. (67.5 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 condition can be given.
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