



Millias Close, Brough, HU15 1GP  
£220,000

  
**Philip  
Bannister**  
Estate & Letting Agents

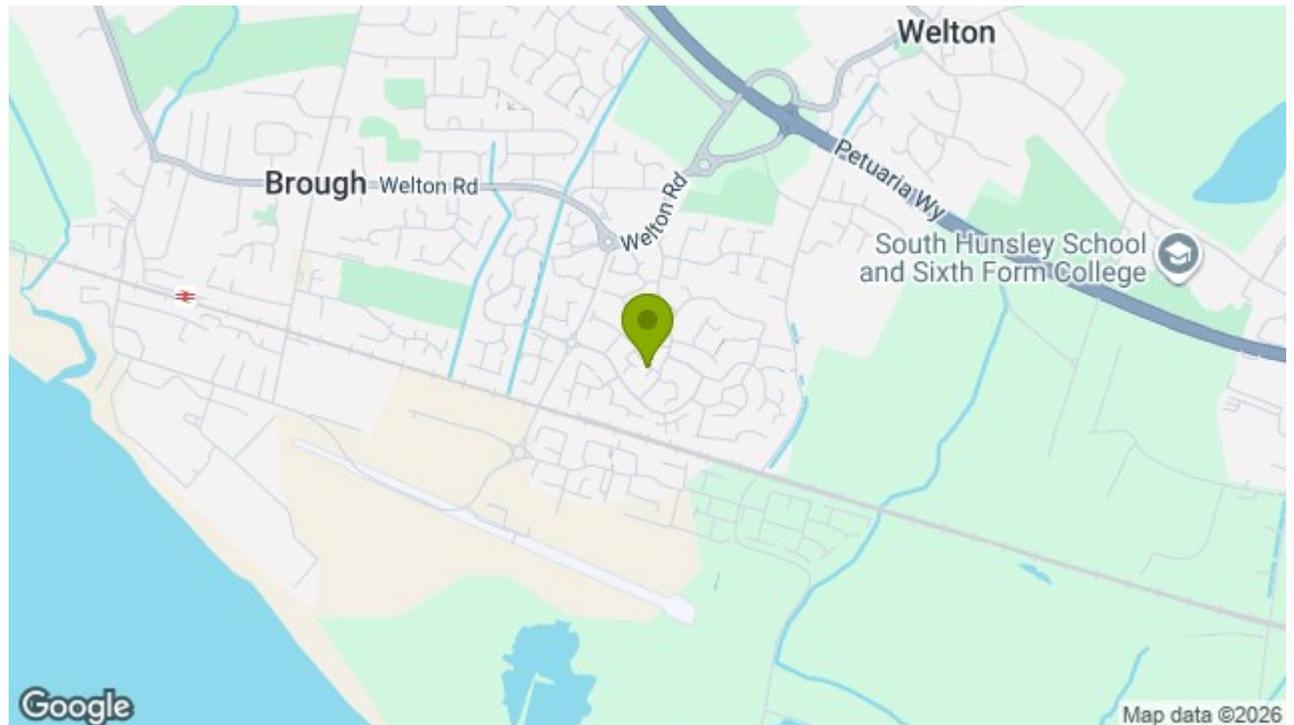
# Millias Close, Brough, HU15 1GP

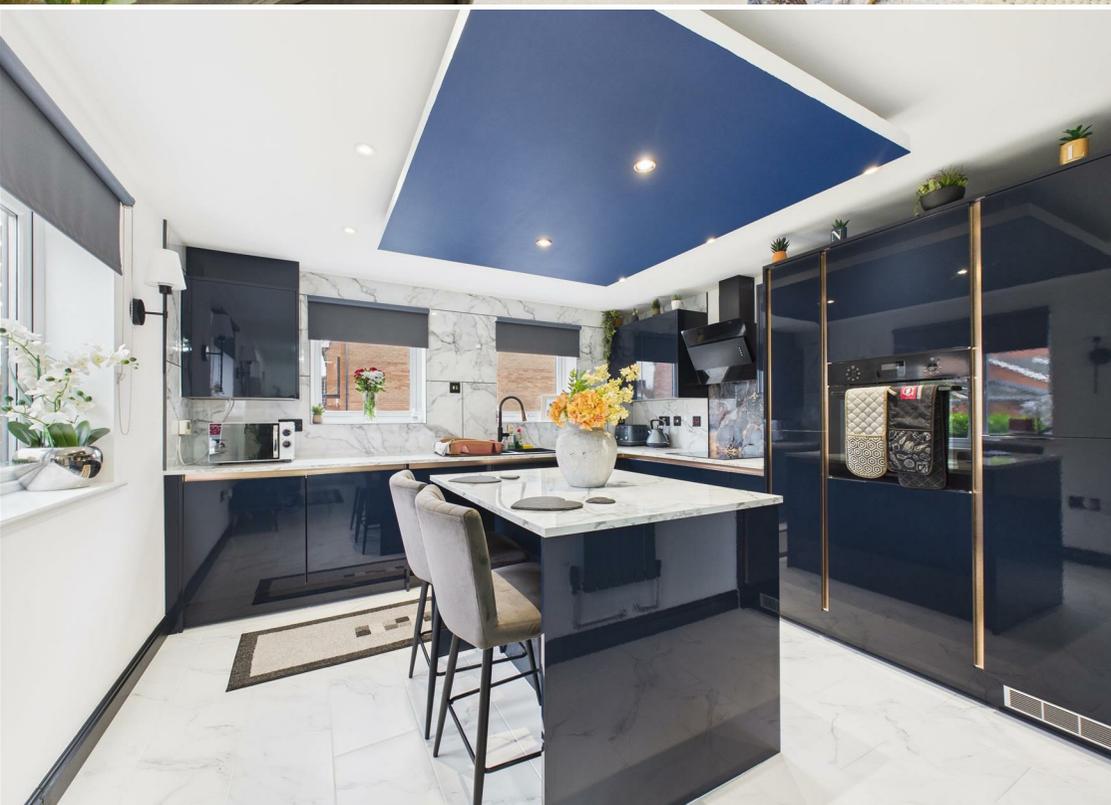
This immaculately presented modern three-bed townhouse, ideally located in the sought-after village of Brough, offers stylish and comfortable living throughout. The property features three generous double bedrooms and a fabulous breakfast kitchen. Light, contemporary interiors create a warm and welcoming atmosphere, complemented by well-maintained finishes in every room. Outside, the home benefits from an allocated parking space and a private rear garden, providing a peaceful space to relax or entertain outdoors.

## Key Features

- Modern Townhouse
- Ideal Location
- Immaculately Presented Throughout
- Stunning Breakfast Kitchen
- Off-Street Parking
- Private Garden
- Must View!
- EPC =

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		88
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	
(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	





## **BROUGH**

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.

## **GROUND FLOOR;**

### **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation.

### **BREAKFAST KITCHEN**

Superbly appointed breakfast kitchen with navy gloss wall and base units, laminated work surfaces with matching splashbacks and a kitchen island with breakfast bar. Integrated appliances include an Electric Hob, Electric Oven, Fridge/Freezer, Automatic Washing Machine and a Dishwasher. Further benefitting from recessed spotlights, windows to the front and side elevations and a vertical radiator.

### **DINING ROOM**

A versatile reception room currently utilised as a dining room with laminate wood flooring, window to the front and side elevations and access to a storage cupboard.

### **WC**

With low flush WC, vanity wash hand basin and tiled flooring.

## **FIRST FLOOR;**

### **LIVING ROOM**

A generous living space with Juliet balcony, windows to the front and side elevations.

### **BEDROOM 3 / DRESSING ROOM**

Originally a third bedroom currently utilised as a dressing room with windows to the front and side elevations.

## **SECOND FLOOR;**

### **BEDROOM 1**

A bedroom of double proportions with fitted wardrobes, access to the en-suite and windows to the front and side elevations.

### **EN SUITE SHOWER ROOM**

With a three piece suite comprising of a shower enclosure, wash hand basin and a WC. further benefitting from partially tiled walls, a heated towel rail and recessed spotlights.

### **BEDROOM 2**

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

### **BATHROOM**

With a three piece suite comprising of a panelled bath with overhead shower, wash hand basin and a WC. further benefitting from partially tiled walls, a heated towel rail and recessed spotlights.

## **OUTSIDE**

The property benefits from a private enclosed garden with turfed law, timber fencing with gate and a block paved footpath. Further benefitting from an allocated 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 replacement 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 Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**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.

## **THINKING OF SELLING?**

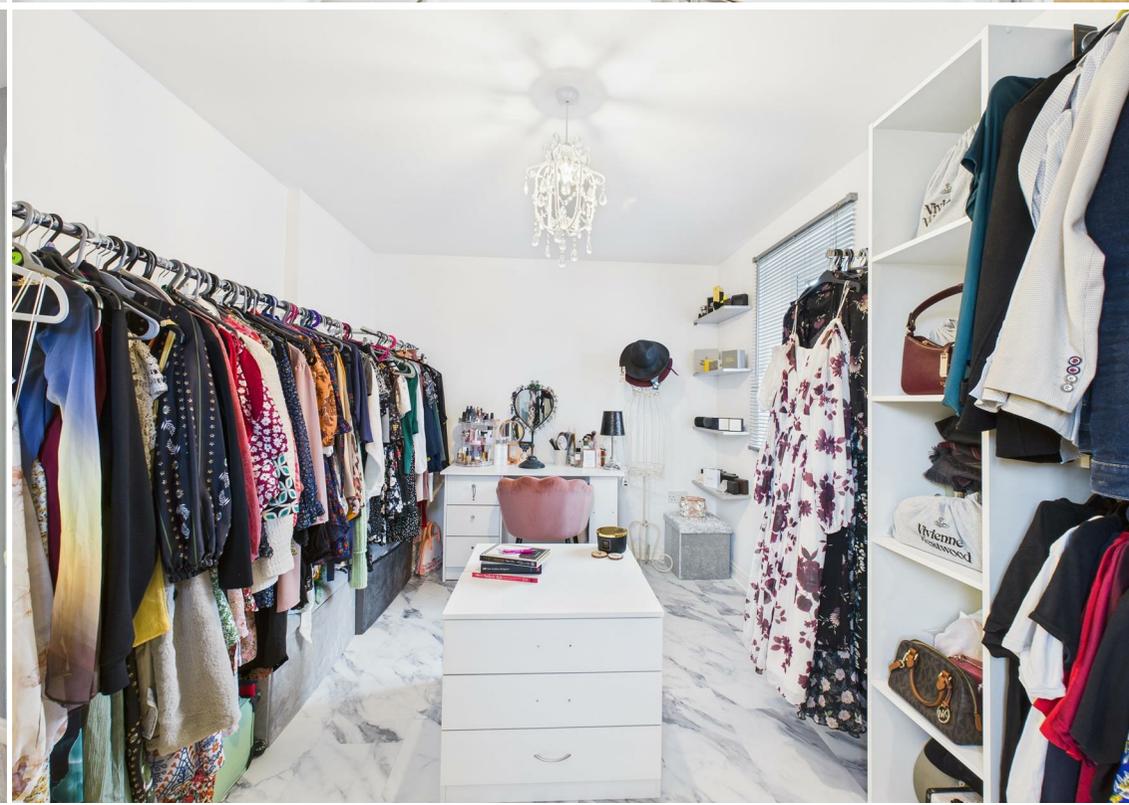
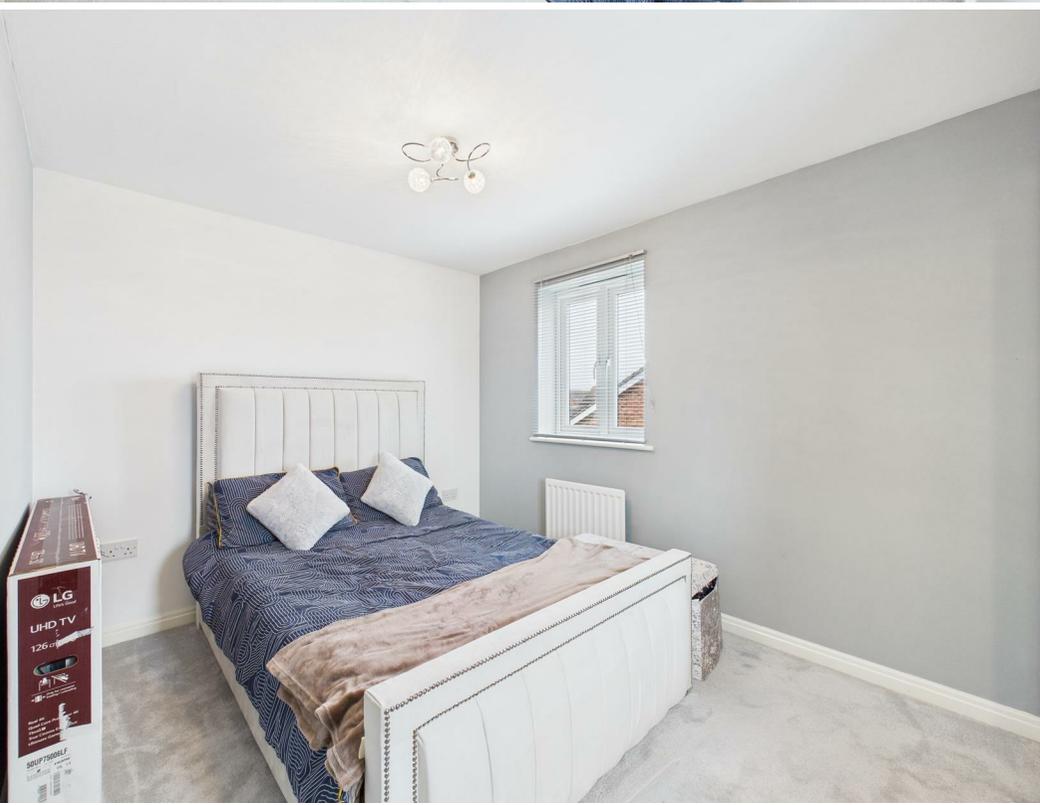
We would be delighted to offer a **FREE - NO OBLIGATION** appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## **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 independent 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.

### AGENTS 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

### TENURE.

We understand that the property is Freehold.

### 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.





Ground Floor



First Floor



Floor 2



Approximate total area<sup>(1)</sup>  
1050 ft<sup>2</sup>

(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.

GIRAFFE360

