



Kingscroft Drive, Brough, HU15 1FH
£207,500


**Philip
Bannister**
Estate & Letting Agents

Kingscroft Drive, Brough, HU15 1FH

Key Features

- Well Presented Town House
- 3 Bedrooms (2 Fitted)
- Southerly Rear Garden
- Impressive Second Floor Bedroom Suite
- Attractive Dining Kitchen
- Ground Floor Cloakroom/WC
- Off Street Parking
- EPC = C
- Council Tax = D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	88
(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	

This impressive townhouse offers spacious and well-presented accommodation across three floors, boasting a desirable southerly aspect to the rear. The ground floor features a welcoming entrance hall, a modern fitted kitchen with appliances, a stylish lounge, and a convenient cloakroom/WC. The first floor comprises two well-proportioned bedrooms, including one with fitted wardrobes, and a family bathroom. The highlight of the home is the stunning second-floor suite, which includes a generous double bedroom, a dedicated dressing area, and en-suite facilities. Externally, the property benefits from front and rear gardens, along with courtyard 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, having staircase to the first floor.

DINING KITCHEN

18'2" x 9'7" (5.54 x 2.92)

A fabulous fitted kitchen comprising a range of wood effect wall and base units mounted with contrasting worksurface and upstands. A circular sink unit and drainer sit beneath a window to the front elevation, integrated appliances include stainless steel double oven, five ring gas hob beneath an extractor hood, fridge freezer, dishwasher and washer dryer. There is a fitted breakfast bar with additional units and a wine rack.

CLOAKROOM/WC

Located off the kitchen and fitted with a two piece suite comprising WC and wash basin.

LOUNGE

13'0" x 14'2" (3.96 x 4.32)

The well appointed lounge provides ample space for furniture and has French doors opening to the rear garden.

FIRST FLOOR

With a window to front elevation, access to the accommodation at first floor level and a staircase leading to the second floor.

BEDROOM 3

11'1" x 6'3" (3.38 x 1.91)

With a window to the front elevation.

BEDROOM 2

13'0" x 12'6" (3.96 x 3.81)

A generous double bedroom with fitted wardrobes and a window to rear elevation.

BATHROOM

Fitted with a three piece white suite comprising WC, pedestal wash basin and panelled bath with a thermostatic shower over and tiled inset.

SECOND FLOOR

LANDING

With a window and providing access to:

BEDROOM 1

13'0" x 12'3" (3.96 x 3.73)

An impressive primary bedroom suite with two Velux skylights, built-in cupboard and access through to a dressing area with fitted wardrobes.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a double width shower enclosure with an electric shower and tiled inset. There is a dormer window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is a lawn and steps leading to the entrance door. A footpath continues to the side of the property.

REAR

The rear garden enjoys a southerly aspect and has a patio adjoining the property with a lawn beyond. A timber shed is to one corner and there is gated access to a passageway leading to the parking area.

PARKING

The property has parking provision for several vehicles within a courtyard.

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.

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 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

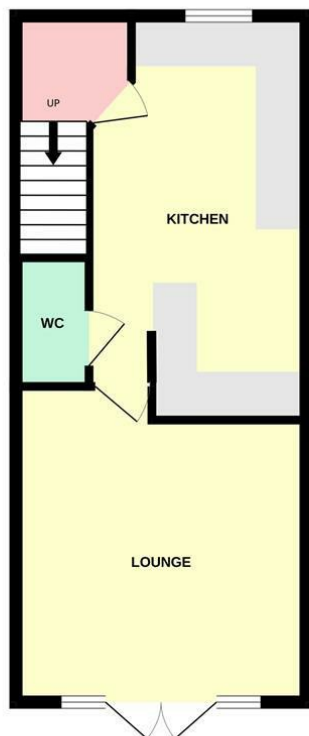
AML

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.

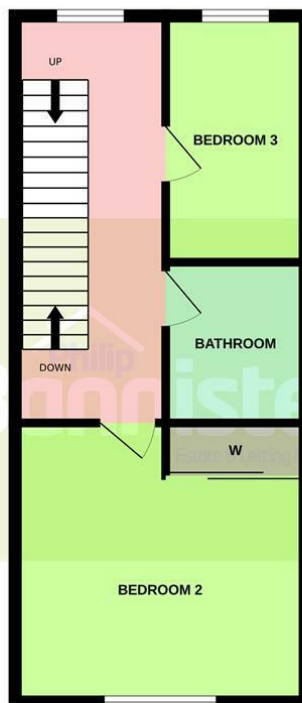




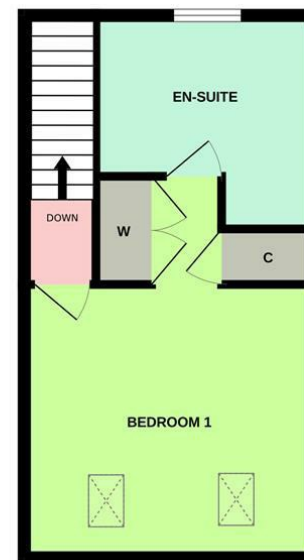
GROUND FLOOR
400 sq.ft. (37.2 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1119 sq.ft. (103.9 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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