



Pickering Grange, Brough, HU15 1GY
£235,000

Philip
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Estate & Letting Agents

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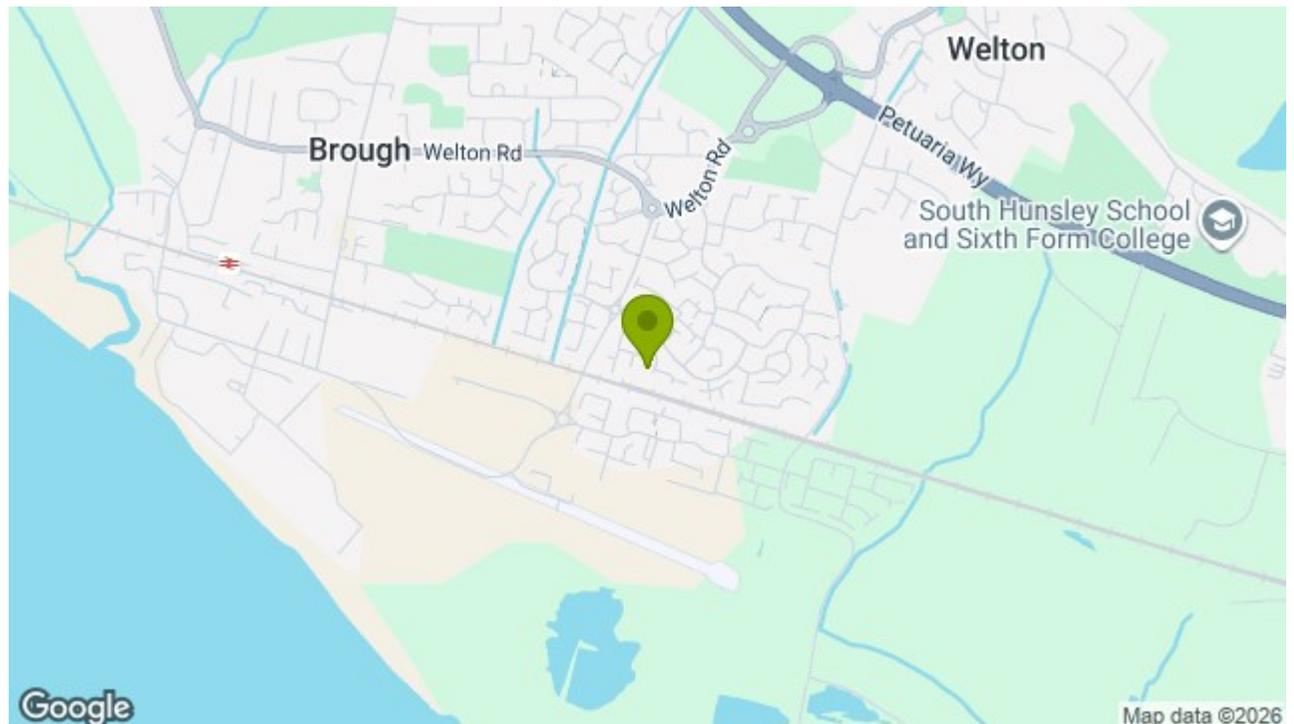
This beautifully appointed townhouse offers exceptionally well-presented accommodation throughout, thoughtfully designed with a modern layout that will appeal to a wide range of buyers. The property opens into a welcoming entrance hall with a convenient cloakroom/WC, leading to an attractive kitchen fitted with stylish shaker-style units and enhanced by a bay window. To the rear, a fabulous lounge provides ample space for both living and dining furniture, with bi-folding doors that open out to the garden, creating a bright and versatile living space.

Key Features

- Beautifully Appointed Town House
- Spacious Living Accommodation
- 3 Excellent Sized Bedrooms
- Attractive Lounge With Bi-Folding Doors
- Impressive Second Floor Bedroom Suite
- Contemporary En-Suite + Family Bathroom
- Ground Floor Cloakroom/WC
- Low Maintenance Rear Garden
- Driveway Parking
- EPC = C / Council Tax = D

On the first floor there are two well-proportioned bedrooms along with a family bathroom. A landing area with useful fitted storage leads up to the impressive primary bedroom suite, featuring built-in wardrobes, part-panelled walls, and access to a contemporary en-suite shower room. Outside, the property benefits from driveway parking to the front, while the rear offers a low-maintenance garden complete with artificial lawn, perfect for enjoying outdoor space with minimal upkeep.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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	





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access through a residential entrance door. The welcoming hallway features a staircase leading to the first floor with a useful storage cupboard beneath.

CLOAKROOM/WC

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

KITCHEN

Fitted with a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a 1 1/2 bowl stainless steel sink unit, integral appliances include a low level double oven, 6 ring gas hob beneath a stainless steel extractor hood. There is space and plumbing for an automatic washing machine and dishwasher, space for a larger fridge freezer. There is a bay window to the front elevation providing space for a breakfast table.

LOUNGE

A beautifully appointed reception room positioned to the rear of the property. There is ample space for both living and dining furniture, bi-folding doors that lead to the rear garden and two Velux skylights.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. An internal door leads to a second landing area with fitted cupboards, window to the front elevation and a staircase leading to the second floor.

BEDROOM 3

A well proportioned bedroom with a window to the front elevation.

BEDROOM 2

A generous double bedroom with fitted wardrobes, two windows to the rear and a built-in cupboard with the hot water cylinder.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, panelled bath with mixer shower attachment and a pedestal wash basin. There is half height wall tiling.

SECOND FLOOR

BEDROOM 1

A fabulous suite spanning the entire second floor. There is a dormer window to the front elevation, a wall of fitted wardrobes and decorative panelling.

EN-SUITE

A contemporary en-suite fitted with a WC, pedestal wash basin and a shower enclosure with tiled inset and a thermostatic shower. There is half height wall tiling, heated towel rail and a Velux window.

OUTSIDE

To the front of the property there is a driveway which provides off street parking in addition to a footpath with attractive stone borders and a small lawn area. The rear garden is designed for low maintenance with an artificial lawn, timber fencing to the boundary and a gate giving access on foot.

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.

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.

MORTGAGES.

The mortgage market changes rapidly and it is



vitaly 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.

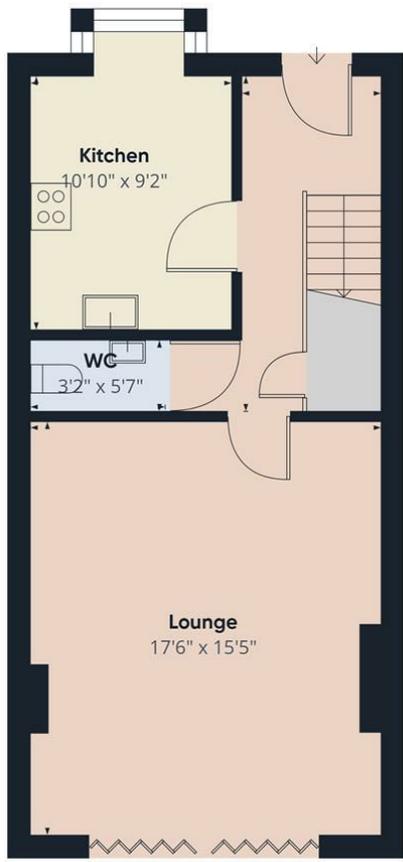
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is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, 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







Ground Floor



First Floor



Floor 2

Approximate total area⁽¹⁾
1062 ft²

Reduced headroom
20 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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