



Avocet Close, Brough, HU15 1WD  
£300,000





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Platinum Collection

## Avocet Close, Brough, HU15 1WD

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NO CHAIN - High Specification Property on a Private Cul-de-Sac.

Situated in a secluded cul-de-sac close to the centre of Brough and approached via a tree-lined driveway, this high-specification home offers modern living at its finest. The property boasts three double bedrooms, two with en-suites, a southerly-facing garden, parking for two vehicles, and a garage.

The ground floor features an inviting entrance hall with a cloakroom/WC, a bay-fronted lounge, and a stunning full-width dining kitchen equipped with integral appliances and bi-folding doors leading to the garden. The first floor includes two double bedrooms, one with an en-suite, and a family bathroom.

The second floor is dedicated to a spacious double bedroom with its own en-suite. Perfect for those seeking a stylish home, this property is ready to move into with no onward chain.

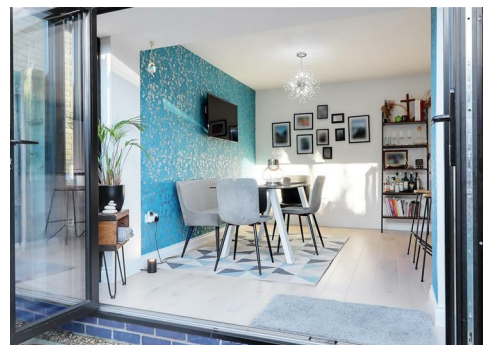




# Avocet Close, Brough, HU15 1WD

## Key Features

- High Quality Home
- 3 Double Bedrooms
- Private Cul-De-Sac Close To The Centre Of Brough
- Private Southerly Rear Garden
- 2 En-Suites + Family Bathroom
- Dining Kitchen With Bi-Folding Doors
- Ground Floor Cloakroom/WC
- Parking & Garage
- EPC = B
- Council Tax = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		94
(81-91) <b>B</b>	85	
(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	



## ACCOMMODATION

The impressive range of accommodation spans three floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the welcoming hallway features wood effect flooring, a staircase leading to the first floor accommodation and a useful under stair storage cupboard.

#### CLOAKROOM/WC

A modern cloakroom fitted with a two piece suite comprising WC and vanity unit with wash basin. There is wooden effect flooring and a window to the front elevation.

#### LOUNGE

12'5 x 12'5 + bay (3.78m x 3.78m + bay)

An attractive bay fronted reception room which has pleasant views towards the driveway.

#### DINING KITCHEN

10'8 x 19'9 (3.25m x 6.02m)

An impressive open plan dining kitchen which spans the rear of the property and is fitted with a modern range of hi-gloss wall and base units mounted with contrasting compact laminate worksurfaces and matching upstands. A composite sink unit sits beneath a window to the rear and a range of integral appliances include an electric oven, gas hob beneath an extractor hood, microwave, extractor hood, washing machine, dishwasher and fridge freezer. A bay to the rear has bi-folding doors providing direct access to the garden.

### FIRST FLOOR

### LANDING

With a staircase leading to the second floor.

#### BEDROOM 1

12'4 x 12'6 (3.76m x 3.81m)

The primary bedroom is a large double with a window to the front elevation, space for wardrobes and access to the en-suite.

#### EN-SUITE

Fitted with a contemporary three piece suite comprising double shower cubicle with a thermostatic shower and 'rainfall' head, vanity unit with wash basin and a WC. There is a window to the front elevation, heated towel rail and a tiled floor.

#### BEDROOM 2

10'6 x 12'6 (3.20m x 3.81m)

A second large double bedroom with a window to the rear.

#### BATHROOM

The luxurious bathroom is fitted with a three piece suite comprising bath with a glazed screen and a thermostatic shower, vanity unit with wash basin and WC. Window to the rear elevation, towel rail radiator, extractor fan, part tiled walls and tiled flooring.

### SECOND FLOOR

#### LANDING

With a useful storage cupboard and access to:

#### BEDROOM 3

13'6 x 12'5 (4.11m x 3.78m)

A further large double bedroom with two Velux windows, a useful storage cupboard and access to:

### EN-SUITE

A modern en-suite comprising double sized shower cubicle with a thermostatic shower and 'rainfall' head, vanity unit with wash basin and a WC. There is a Velux skylight, heated towel rail and a tiled flooring.

### OUTSIDE

#### FRONT

Approached via a shared private driveway which serves the four properties forming part of Avocet Close. The property has the garden area to the right hand side of the driveway along with parking and a garage. Side pedestrian access leads to the rear garden.

#### REAR

The rear garden enjoys a southerly aspect and has a pleasant aspect which is not overlooked, backing onto a green areas along Cavendish Park. The garden itself is laid to lawn with well stocked borders, a patio area which adjoins the property from the bi-folding doors of the kitchen.

### GARAGE & PARKING

The property includes two car parking spaces and a single garage with up and over door, light and power.

### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property is installed with a NEST thermostat and has the benefit of a gas fired central heating system to panelled radiators. The heating is zoned for separate ground floor along with first/second floor controls.

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 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



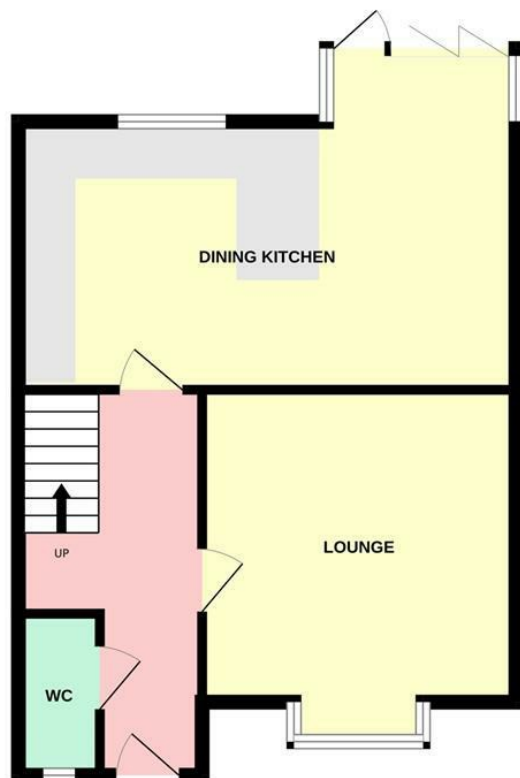








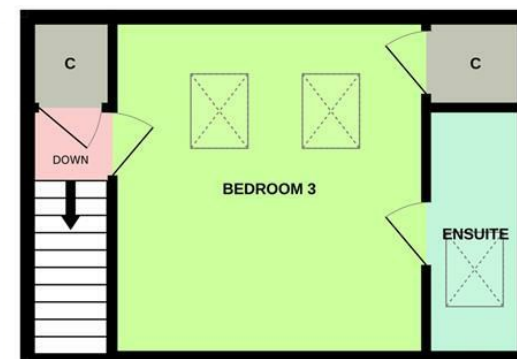
GROUND FLOOR  
506 sq.ft. (47.1 sq.m.) approx.



1ST FLOOR  
477 sq.ft. (44.3 sq.m.) approx.



2ND FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



TOTAL FLOOR AREA : 1251 sq.ft. (116.2 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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