



Calder Square, Brough, HU15 1GE  
£197,500

  
**Philip  
Bannister**  
Estate & Letting Agents



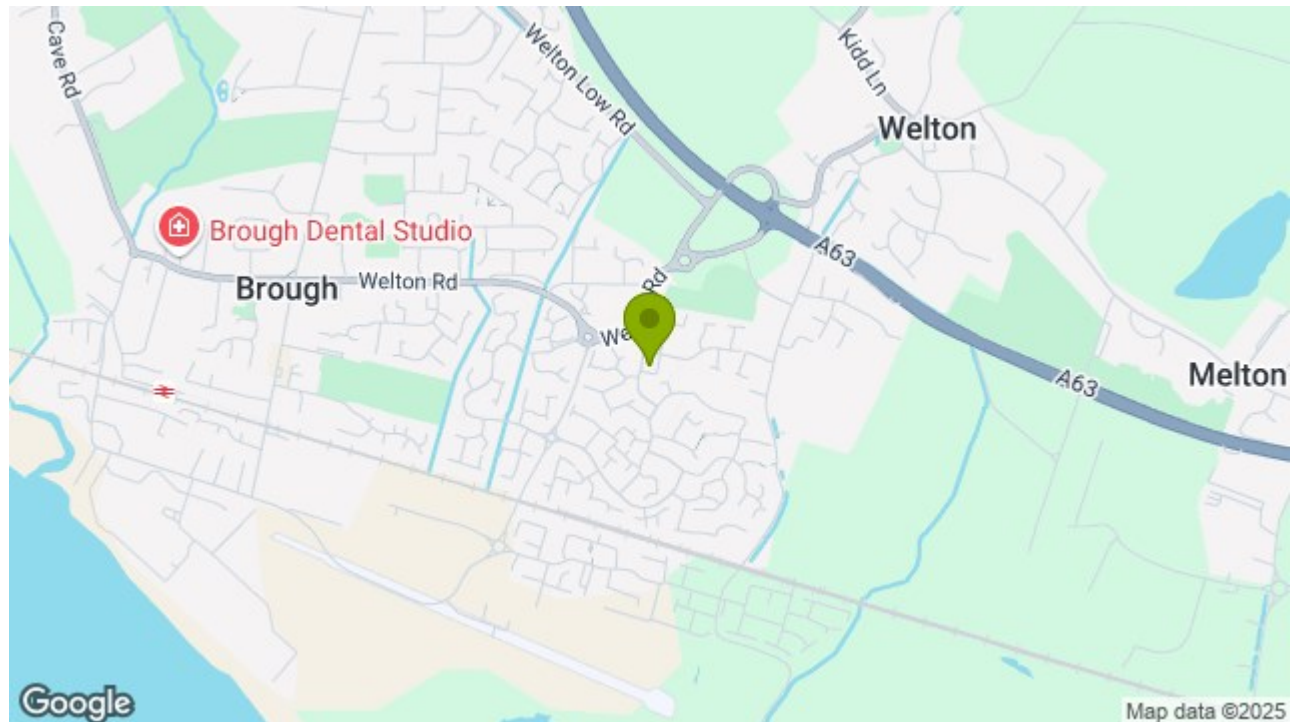
# Calder Square, Brough, HU15 1GE

## Key Features

- \*\*\* £5000 DEPOSIT ALLOWANCE \*\*\*
- 3 Bedroom Home - All With Fitted Wardrobes
- Landscaped Westerly Rear Garden
- Garage & Driveway
- En-Suite To Bedroom 1
- Full Width Kitchen
- Ground Floor Cloakroom/WC
- EPC = TBC
- Council Tax = C

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

\*\*\* £5000 DEPOSIT ALLOWANCE \*\*\* Offered to the market at a competitive price and with the added benefit of a £5,000 deposit allowance, this well-presented three-bedroom home occupies a pleasant courtyard position and boasts a landscaped westerly rear garden. The accommodation includes an entrance hall with cloakroom/WC, a generously sized front-facing lounge, and a full-width breakfast kitchen with sliding doors opening out to the garden. Upstairs, there are three fitted bedrooms including a principal bedroom with en-suite, as well as a family bathroom. Externally, the property enjoys a private driveway and single garage, complementing the attractive outdoor space.







## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin alongside half tiled walls.

#### LOUNGE

An attractive front facing reception room with part panelled walls, electric fire upon a marble hearth and backplate, a window to the front elevation and a staircase leading to the first floor with cupboard beneath.

#### BREAKFAST KITCHEN

Fitted with a range of white fronted wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation, integral appliances include a double oven/grill, four ring gas hob beneath a concealed extractor and a fridge freezer. There is ample space for a dining table and chairs, sliding doors open to the rear.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

A double bedroom with a range of fitted furniture including wardrobes, overhead storage, dressing

table and bedside cabinets. There is also a window to the front elevation and access to:

#### EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a thermostatic shower. There is partial wall tiling and a window to the front elevation.

#### BEDROOM 2

The second bedroom includes a range of fitted wardrobes and a dressing table. There is a window to the rear elevation.

#### BEDROOM 3

With fitted wardrobes and a window to the rear elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower. There are half height wall tiles and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a small lawned area with hedging to the perimeter. A footpath leads to the property.

#### REAR

The landscaped rear garden enjoys a westerly aspect and is mainly laid with paving slabs and established well stocked flower beds and borders. There is timber fencing and walled boundaries alongside a personnel gate leading out.

#### GARAGE & PARKING

There is a single brick built garage with parking to the front within the 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 C. (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.

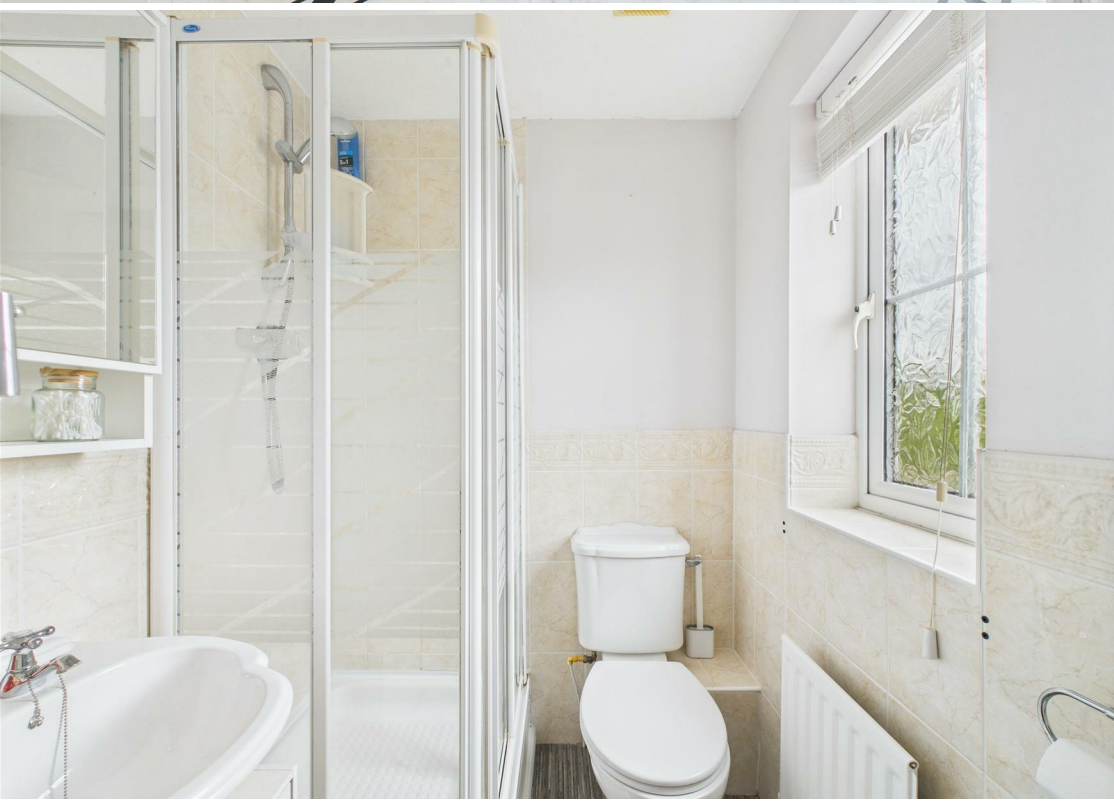
### MORTGAGES

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

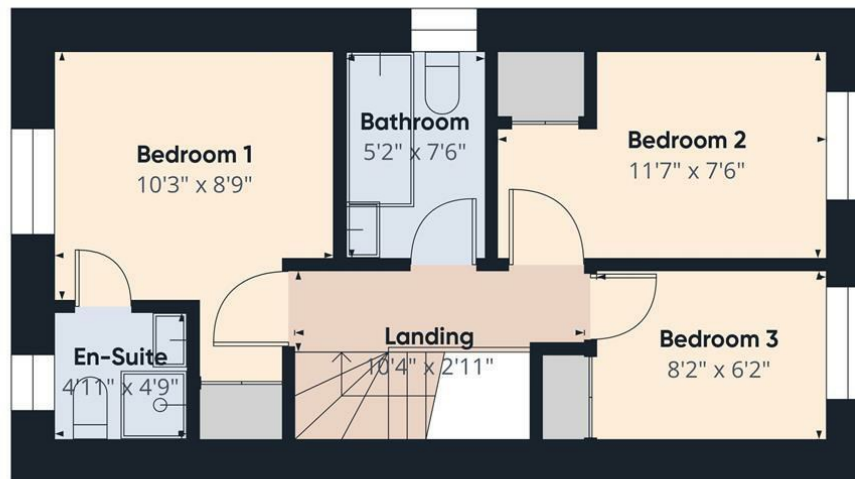








Ground Floor



First Floor



Approximate total area<sup>m</sup>  
729 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

