



Spitfire Drive, Brough, HU15 1YP
Offers Over £200,000



Platinum Collection

Spitfire Drive, Brough, HU15 1YP

This impressive 3 bedroom semi-detached home offers immaculately presented accommodation. Forming part of a popular modern development, the property is suitable for a range of buyers and features an entrance hall with useful ground floor cloakroom/wc off, a spacious front face living room and a full width integral kitchen across the rear. To the first floor there are 3 bedrooms and a bathroom.

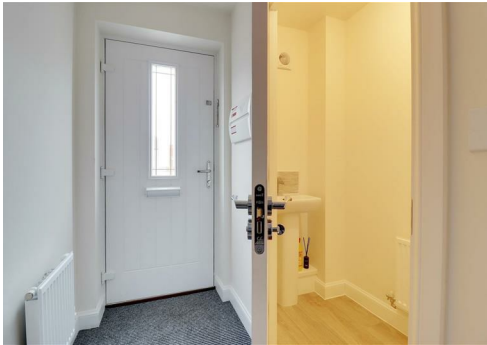
Outside, there are gardens to the front and rear with an extended patio and off street parking for 2 vehicles within a courtyard.



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Key Features

- Modern Home
- Immaculately Finished Throughout
- 3 Good Sized Bedrooms
- Dining Kitchen With Fitted Appliances
- Contemporary Bathroom
- Ground Floor Cloakroom
- Rear Garden
- 2 Courtyard Parking Spaces
- NHBC Warranty
- ER-B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		96
(81-91) B	84	
(69-80) C		
(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 two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, having a cloakroom/wc off.

CLOAKROOM/WC

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

LOUNGE

12'1" x 14'5" (3.70 x 4.41)

The spacious front facing living room features a window to the elevation and a staircase which leads to the first floor with a storage cupboard below.

DINING KITCHEN

15'0" x 8'10" (4.59 x 2.70)

The dining kitchen spans the width of the property to the rear and comes with a series of integrated appliances housed within a comprehensive selection of wall and base units mounted with contrasting work surfaces and matching upstands. The Zanussi appliances include a fridge freezer, washing machine, dishwasher, oven, hob and extractor. A stainless steel sink unit sits beneath a window overlooking the rear garden. There is ample space for a dining table and chairs, a set of French doors open to the rear garden.

FIRST FLOOR

LANDING

Allowing access to the accommodation at first floor level.

BEDROOM 1

12'1" x 8'0" (3.70 x 2.46)

The master bedroom is a comfortable double, with a window to the rear elevation.

BEDROOM 2

11'2" x 8'0" (3.42 x 2.46)

A second double bedroom with a window to the front elevation.

BEDROOM 3

8'10" x 6'8" (2.70 x 2.04)

An excellent sized third bedroom with a window to the rear elevation.

BATHROOM

9'7 x 6'8 (2.92m x 2.03m)

The contemporary bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a thermostatic shower, tiling and folding glazed screen. There is a window to the front elevation and a built-in storage cupboard.

OUTSIDE

FRONT

To the front of the property there is a small lawn and a footpath leading to the entrance door.

REAR

To the rear of the property there is a lawned garden with a footpath continuing to a timber gate which accessed the courtyard parking. A paved patio is positioned to the bottom of the garden.

PARKING

To the rear of the property there is parking spaces for 2 vehicles.

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. It is however subject to an Estate Charge. There may also be associated costs which should be checked with your legal representatives.

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.

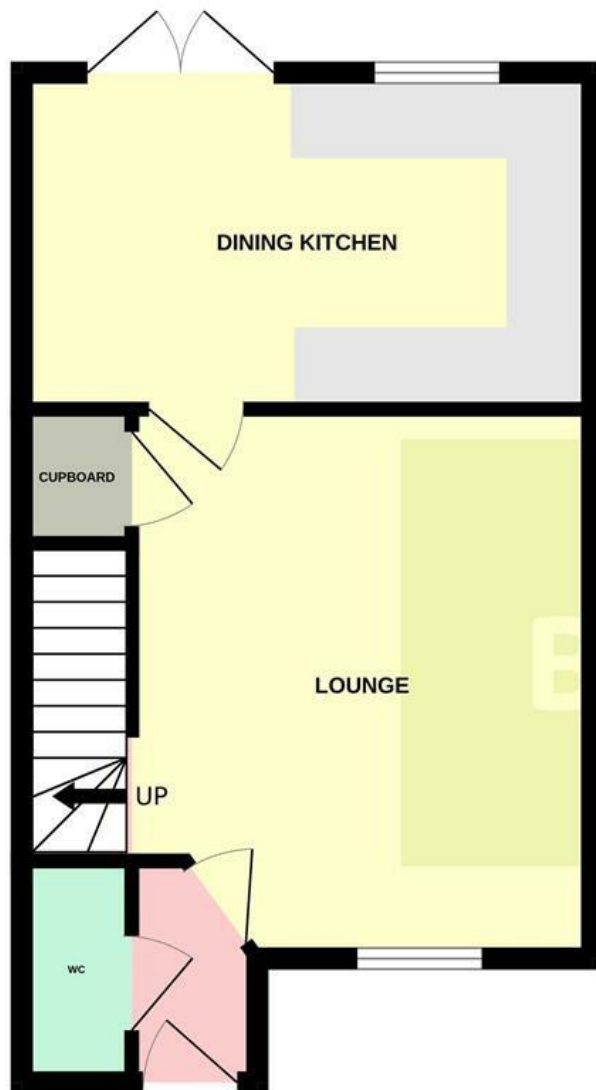
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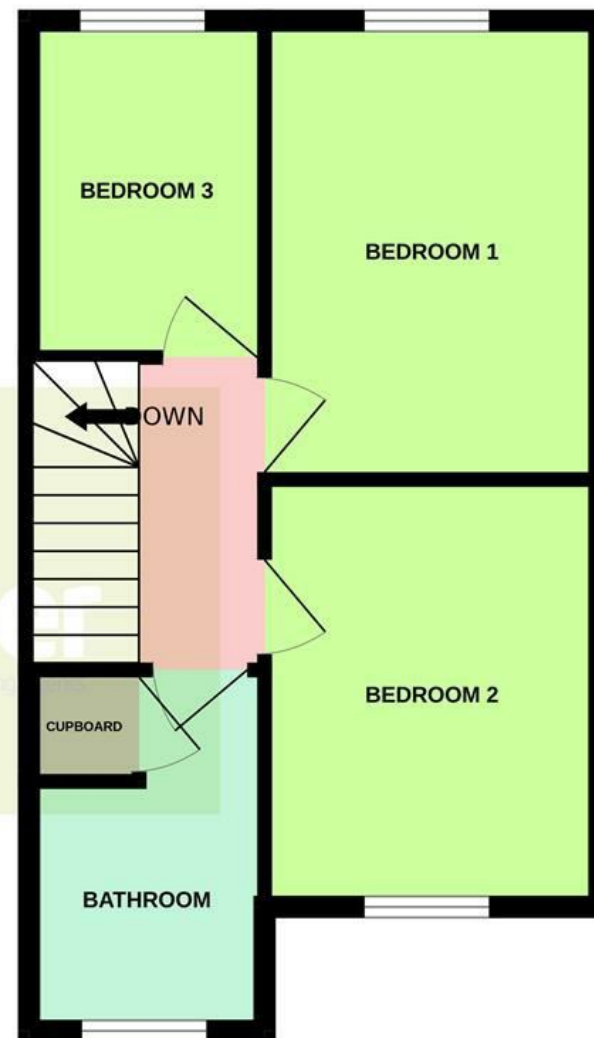
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100

GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA : 748 sq.ft. (69.5 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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