



Wold View, Brough, HU15 2EF  
£175,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Wold View, Brough, HU15 2EF

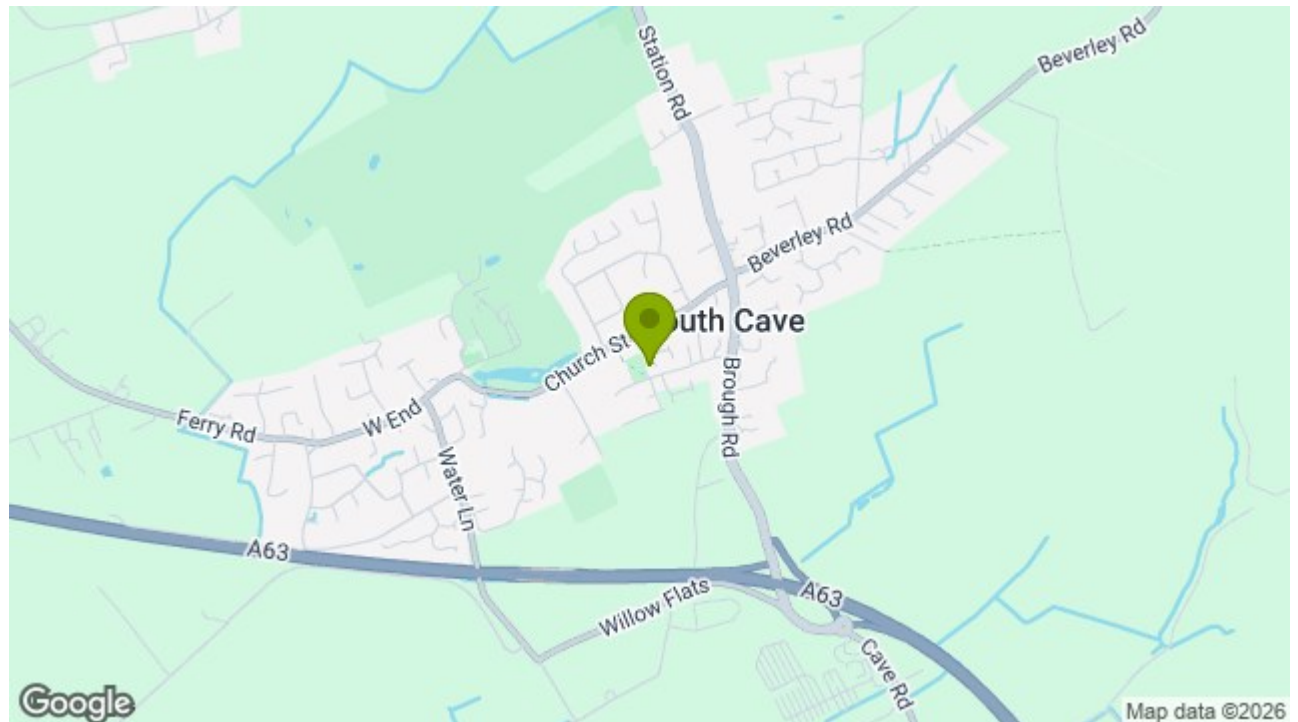
An impressive two double bedroom semi-detached bungalow, ideally positioned within a delightful over-55s development enjoying a central village location. The property has been stylishly updated and offers well-presented accommodation throughout, designed to impress from the moment you arrive. The accommodation comprises an entrance hall open plan to a modern fitted kitchen, a spacious front-facing lounge, two generous double bedrooms and a contemporary shower room featuring a large walk-in shower.

## Key Features

- Impressive Semi-Detached Bungalow
- Updated Stylish Accommodation
- Central Village Location
- 2 Double Bedrooms
- Private Rear Garden
- Luxurious Shower Room
- Modern Fitted Kitchen
- Driveway & Garage
- Pleasant Over 55's Development
- EPC = D / Council Tax = B

Externally, the bungalow benefits from a charming and private rear garden, perfect for relaxing. A side driveway provides ample off-street parking, complemented by additional visitor parking within the cul-de-sac, and a private detached garage located towards the end of the driveway. Situated just a short distance from a wide range of local amenities, this superb bungalow is highly recommended for viewing and is sure not to disappoint.

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		
	64	85
England & Wales		
EU Directive 2002/91/EC		









## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door. The hallway is open plan to the kitchen and there is a useful storage cupboard with electrical supply.

#### KITCHEN

The well appointed modern fitted kitchen comprises a range of shaker style wall and base units which are mounted with complementary worksurfaces beneath a matching upstand and mosaic style tiled splashback. A stainless steel sink unit with mixer tap sits beneath a window to the side elevation, space for several white goods include a dishwasher, oven and wine cooler. There is a door leading from the driveway and opening to:

#### LOUNGE

A spacious front facing reception room with a window to the front elevation. There is ample space for both lounge and dining furniture.

#### INNER HALLWAY

With access to the bedrooms and shower room. There is a built-in storage cupboard.

#### BEDROOM 1

A double bedroom with double doors opening to the lounge and a second entrance from the inner hallway. There is a window to the front elevation.

#### BEDROOM 2

A second double bedroom which is currently utilised as a dressing room. There is a window to the rear elevation.

## SHOWER ROOM

The luxurious shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a large walk-in shower with a glazed screen, thermostatic shower and a tiled inset. There is additional splashback tiling, a window to the rear and a heated towel rail.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden and a footpath leading to the property.

#### REAR

The attractive rear garden offers excellent privacy and is mainly laid to lawn with a patio seating area and established planting. A low level wall and planting beds have a step leading up from a further patio adjoining the property.

#### DRIVEWAY & GARAGE

A paved driveway runs the length of the property to the side and provides private off street parking. The driveway leads to a brick-built detached garage with up and over door, light, power and plumbing for a washing machine.

## 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.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check

we are led to believe that the Council Tax band for this property is Band B. (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. There is however an age restriction of 55 (minimum) along with an estate service charge for this location which is run by Anchor Hanover Group. We understand from the seller that a monthly service charge in the region of £117 which includes buildings insurance, estate manager service, alarm cord, window cleaning once a month, soffits and gutters cleaned twice yearly. We would advise an purchaser to confirm this for themselves.

## VIEWINGS

Strictly by appointment with the sole agents.

## 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.

## MORTGAGES

The mortgage market changes rapidly and it is





vitality 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

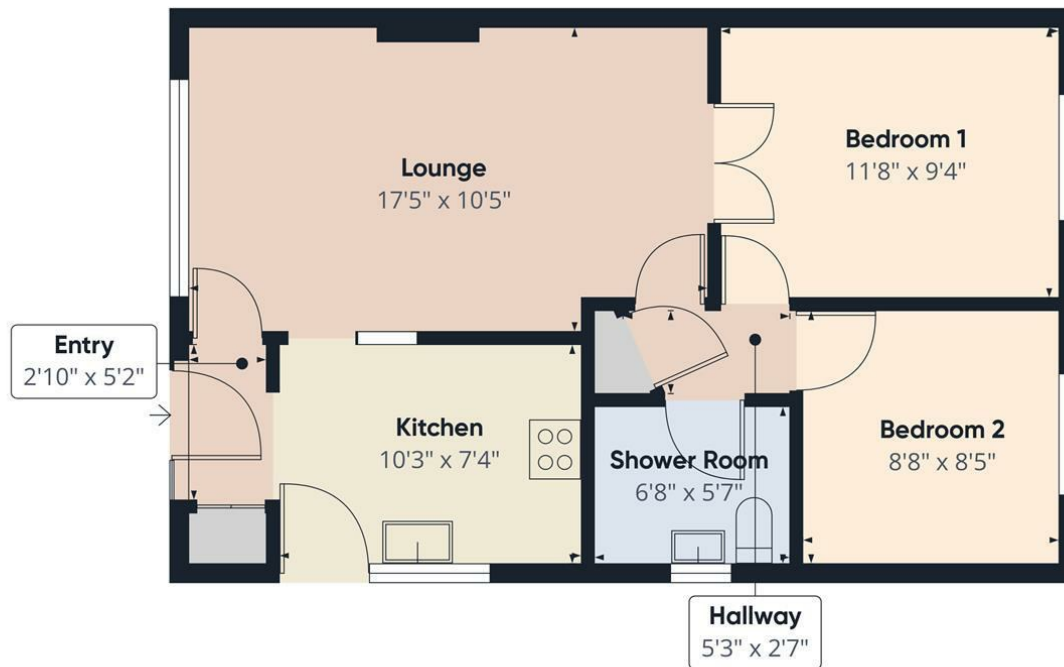
is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central 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 Building 1



Ground Floor Building 2



Approximate total area<sup>m</sup>  
642 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.

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