



Augustus Drive, Brough, HU15 1DH
£285,000


**Philip
Bannister**
Estate & Letting Agents

Augustus Drive, Brough, HU15 1DH

Key Features

- Impressive Detached Home
- 3 Double Bedrooms (2 Fitted)
- En-Suite & Family Bathroom
- Open Plan Breakfast Kitchen
- Utility Room & WC
- Spacious Lounge + Garden Room
- Extensive Driveway & Garage
- Rear Garden With Hot Tub & Summer House
- EPC = C
- Council Tax = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C	70	
(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

A residential entrance door allows access to a central hallway with a useful storage cupboard and a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall hung wash basin. A window is to the front elevation.

LOUNGE

15'5 x 11'7 (4.70m x 3.53m)

A spacious reception room with a window to the front elevation and a door leading to:

GARDEN ROOM

Constructed of uPVC and insulated roof above a brick base, having views of the garden and French doors opening out.

BREAKFAST KITCHEN

15'7 max x 13'7 (4.75m max x 4.14m)

A stunning fitted breakfast kitchen with a range of sleek wall and base units mounted with complementary work surfaces beneath a tiled splashback. There is an inset sink unit with brushed chrome mixer tap beneath a window to the rear elevation, integral appliances include a double oven, gas hob beneath an extractor hood, dishwasher and a fridge freezer. A tiled floor which continues in to a dining area with a window to the front elevation.

UTILITY ROOM

Fitted with additional units, space and plumbing for an automatic washing machine, wall mounted boiler and a door leading to the rear of the property.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A window is to the rear elevation.

BEDROOM 1

10'4 x 11'7 (3.15m x 3.53m)

A generous double bedroom with a window to the rear elevation and an opening to:

DRESSING ROOM

With a fitted wardrobe and a window to the front elevation.

EN-SUITE

A contemporary en-suite fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower enclosure with a thermostatic shower. There are partially tiled walls and a window to the front elevation.

BEDROOM 2

7'5 x 14' (2.26m x 4.27m)

A second double bedroom with a fitted wardrobe and a window to the rear elevation.

BEDROOM 3

7'9 x 11'11 (2.36m x 3.63m)

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

BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a bath with a thermotic shower over. There is a window to the front elevation and wall tiling.

OUTSIDE

FRONT

To the front of the property there is a garden laid with slate chippings and a footpath which leads to the entrance door.

REAR

The landscaped rear garden features a central lawn, extensive decking and a large summerhouse. The decking extends from the conservatory to a circular patio which currently houses a hot tub and gazebo which is adjacent to a gravelled seating area.

DRIVEWAY & GARAGE

To the side of the property there is an extensive driveway providing off street parking which can cater for a number of vehicles. A detached brick garage features a folding shutter door, further personnel access from the garden, light and power supply.

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.

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

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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
566 sq.ft. (52.6 sq.m.) approx.

1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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