



Liberty Park, Brough, HU15 1FS
£130,000


**Philip
Bannister**
Estate & Letting Agents

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UNIQUE LIVING ARRANGEMENTS - PRIVATE DECKED SUN TERRACE - This fantastic home offers a unique style of modern living and features a superb first floor decked sun terrace which enjoys a southerly aspect. Located off Ruskin Way, the accommodation comprises entrance hall, excellent sized double bedroom and a modern shower room to the ground floor. At first floor level there is a fitted kitchen and an open-plan living area with a Juliet Balcony and access to the extended sun terrace. A driveway allows off street parking with timber gates adding additional privacy.

Key Features

- Unique 1 Bedroom Home
- Contemporary Living Style
- Southerly Facing Sun Terrace
- Gated Parking
- Double Bedroom
- Open Plan Living
- Modern Shower Room
- Ideal For First Time Buyer, Downsizing Or Investment
- ER- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	76	
(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		





LOCATION

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, there is a staircase which leads to the first floor accommodation, there is a tiled floor and a sizable storage cupboard beneath the staircase.

DOUBLE BEDROOM

12'2" x 11'5" (3.71m x 3.48m)

The bedroom is of double proportions and has a window to the front elevation.

SHOWER ROOM

The modern shower room is fitted with a three piece suite comprising WC, wash basin and a large walk-in shower. There is tiling to the walls and floor.

FIRST FLOOR

OPEN PLAN LIVING KITCHEN

18'10" x 11'6" (5.74m x 3.51m)

This open-plan area features living space and kitchen area.

LIVING AREA

With a Juliet balcony to the front elevation that enjoys the southerly aspect, an external door leads outside to the decked sun terrace.

KITCHEN AREA

The kitchen has a range of contemporary fitted wall and base units mounted with work surfaces and tiled splashbacks, stainless steel sink unit with mixer tap, integrated electric oven/grill, four-ring gas hob beneath a concealed extractor hood. There is space for fridge/freezer, and plumbing for an automatic washing machine.

OUTSIDE

DECKED SUN TERRACE

At first floor level is an extended and private sun terrace which enjoys a southerly aspect with wrought iron fencing.

FRONT

A driveway with timber gates allows for off street parking and storage beyond. A small lawned garden with planting beds is adjacent to the drive.

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 A. (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.

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 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

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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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR



1ST FLOOR



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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