



Sandringham Road, Brough, HU15 1UE
£165,000

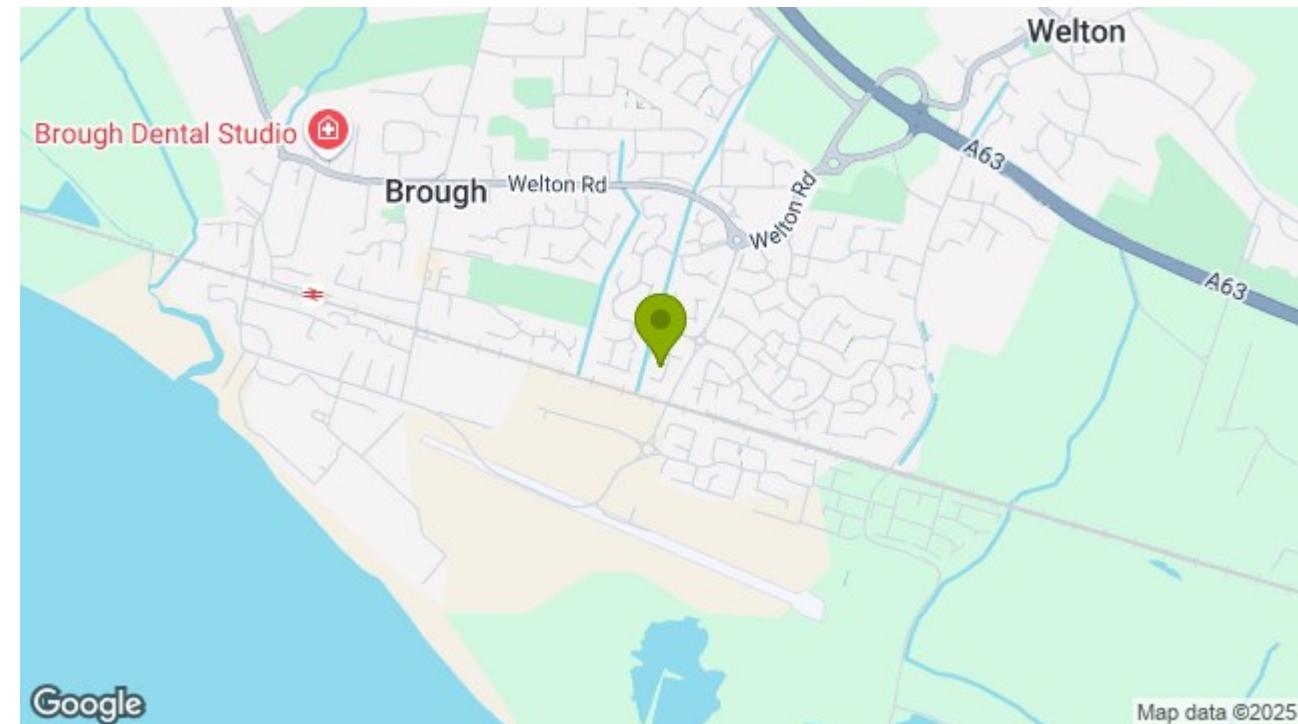
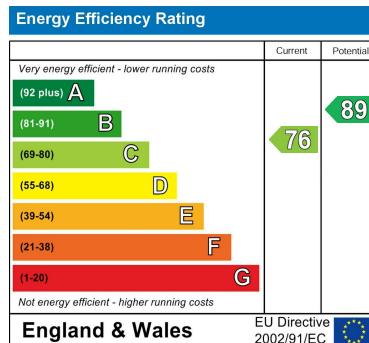
Philip
Bonnister
Estate & Letting Agents

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NO CHAIN - Offered to the market with no onward chain, this two-bedroom end home enjoys a sought-after southerly rear aspect and the convenience of allocated parking. The accommodation features an entrance lobby leading to a spacious lounge, while an inner lobby provides access to a cloakroom/WC. At the rear, a bright breakfast kitchen overlooks the garden. Upstairs, the property boasts two generously sized double bedrooms and a modern house bathroom, making it an ideal choice for first-time buyers or investors alike.

Key Features

- **NO CHAIN**
- Ideal Starter Home
- 2 Double Bedrooms
- Southerly Rear Garden
- Spacious Lounge
- Dining Kitchen
- Ground Floor Cloakroom/WC
- Allocated Parking
- EPC = C
- Council Tax = B





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE LOBBY

Allowing access to the accommodation through a residential entrance door. An internal door to:

LOUNGE

16'11 x 11'11 (5.16m x 3.63m)

A good sized front facing reception room with a staircase leading to the first floor.

LOBBY

With a useful storage cupboard and access to:

CLOAKROOM/WC

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

BREAKFAST KITCHEN

11'10 max x 9'5 max (3.61m max x 2.87m max)

Fitted with a range of wall and base units mounted with contrasting worksurfaces and a tiled splashback. There is a stainless steel sink unit, integrated oven, hob and extractor, space and plumbing for an automatic washing machine. There is a tiled floor and space for a breakfast table. A door leads to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'11 x 13'1 (3.63m x 3.99m)

A double bedroom with built-in airing cupboard.

BEDROOM 2

11'11 x 9'6 (3.63m x 2.90m)

A second double bedroom.

BATHROOM

The house bathroom is fitted with a three piece suite comprising WC, vanity wash basin and a panelled bath with a glazed screen and a thermostatic shower. There is partial tiling to the walls.

OUTSIDE

FRONT

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

REAR

The rear garden offers excellent privacy and enjoys a southerly aspect. There is a gravelled area immediately to the rear with a lawn beyond. Timber fencing runs the perimeter.

PARKING

The property comes with allocated parking with space for two vehicles nose to tail.

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 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.

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 NSTITUTE 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

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.



GROUND FLOOR
352 sq.ft. (32.7 sq.m.) approx.

1ST FLOOR
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA: 704 sq.ft. (65.4 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any omission or inaccuracy. 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.
Made with Metroplan 620204



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