



Augustus Drive, Brough, HU15 1DH  
£295,000

Philip  
**Bannister**  
Estate & Letting Agents

# Augustus Drive, Brough, HU15 1DH

## Key Features

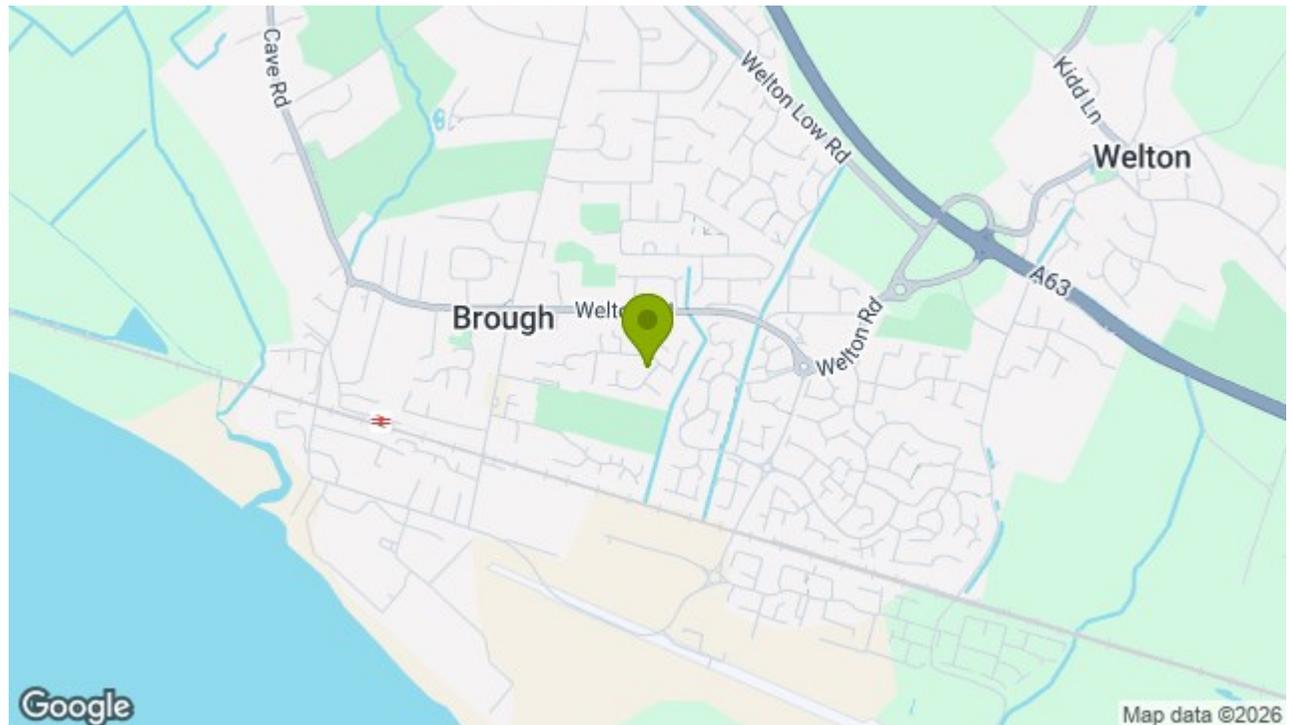
- NO ONWARD CHAIN
- 4 Good Sized Bedrooms
- Spacious Front Facing Lounge
- Dining Room Opening To Conservatory
- En-Suite To Bedroom 1
- Low Maintenance Gardens
- Driveway & Garage
- EPC = C
- Council Tax = D

**NO CHAIN** - This spacious detached four-bedroom family home enjoys a convenient position close to local amenities and is offered to the market with no onward chain making it an ideal purchase for first time buyers, families and landlords alike. The well-planned accommodation includes an entrance hall with cloakroom/wc, a generous front-facing lounge, a fitted kitchen complete with integrated appliances, and a separate dining room with patio doors opening into a conservatory that enjoys views of the rear garden.

To the first floor, there are four well-proportioned bedrooms, with two featuring built-in wardrobes. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a family bathroom. There is also a large loft which is ideal for storage.

Externally, the property offers low-maintenance gardens to both the front and rear, a gravel driveway providing off-street parking for two cars, and a single garage with additional storage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		84
(69-80) <b>C</b>	72	
(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		
England & Wales	EU Directive 2002/91/EC	







## LOCATION

The house is situated in a convenient residential location, with access to local amenities such as shops, schools and parks, including Morrison's supermarket, the Post Office, the GP Surgery, as well as a selection of other cafes and restaurants all within a short distance.

The location also offers great travel links to Hull and the M62 motorway, with Leeds and York within less than an hour away. Brough Train Station is within a 10-15 minute walk, with direct links to York, Leeds, Sheffield and London.

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a residential entrance door, the hallway has a staircase leading to the first floor and access to the internal accommodation.

#### CLOAKROOM/WC

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

#### LOUNGE

A spacious front facing reception room which has a feature fireplace housing an electric fire and two windows to the front elevation.

#### DINING ROOM

With space for a dining table and chairs, French doors open to:

## CONSERVATORY

A brick and uPVC conservatory which has views of the rear garden. There is a tiled floor and French doors opening to a patio.

## KITCHEN

Fitted with a range of wall and base unit which are mounted with contrasting worksurfaces, matching upstands and tiled splashbacks. A range of integral appliances include a double oven/grill, gas hob beneath an extractor hood and a fridge freezer. There is a stainless steel sink unit beneath a window to the rear elevation and there is space and plumbing for an automatic washing machine. An external door leads to the side of the property.

## FIRST FLOOR

### LANDING

With access to the accommodation at first floor level. There is a window to the side elevation and an airing cupboard above the stairwell.

### BEDROOM 1

A double bedroom with a window to the front elevation and access to:

#### EN-SUITE

Fitted with a two piece suite comprising wash basin and shower cubicle. There is tiling to the walls and a window to the side elevation.

### BEDROOM 2

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

### BEDROOM 3

A further double bedroom with fitted wardrobes, overhead cabinets and drawers. There is a window to the front elevation.

## BEDROOM 4

A good sized fourth bedroom with a window to the rear elevation.

## BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and mixer shower over. There is tiling to the walls, a heated towel rail and a window to the side elevation.

## OUTSIDE

### FRONT

To the front of the property there is gravelled parking for two vehicles, a lawned garden and a footpath which leads to the property and continues to the gated side access.

### REAR

The rear garden features a paved patio which extends from the property and leads to a gravelled garden which is designed for low maintenance. There is timber fencing and hedging to the perimeter.

## GARAGE

A single garage with up and over door, light and power. There is a side personnel door accessed via the gated passageway.

## 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.

## 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.

## 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



First Floor Building 1



Approximate total area<sup>(1)</sup>  
1242 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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