



Buccaneer Way, Brough, HU15 1EW
£160,000



Platinum Collection

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We are delighted to offer this 2 bedroom semi-detached home to the market. Situated within a sought-after part of Brough, this property is a blank canvass eagerly awaiting its next owner, benefitting from off-street parking and a Garage. Act fast.



Buccaneer Way, Brough, HU15 1EW

Key Features

- Semi Detached Home
- Desirable Location
- Off-Street Parking
- Garage
- Superb Rear Garden
- Ideal Starter Home
- No Onward Chain
- EPC = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		71	87
(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	

BROUGH

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's 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 with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

GROUND FLOOR;

ENTRANCE HALL

KITCHEN

7'10" x 8'9" (2.39 x 2.69)

A well equipped kitchen with a comprehensive range of wall and base units, laminated work surfaces and a tiled splashback. Integrated appliances include a Gas Hob, Electric Oven and an Extractor hood, further benefitting from plumbing for an Automatic Washing Machine and a window to the front elevation.

LIVING ROOM

11'9" x 15'0" (3.59 x 4.58)

A generous living room with a window and door to the rear elevation and stairs off.

FIRST FLOOR;

BEDROOM 1

11'9" x 11'11" (3.59 x 3.64)

A bedroom of double proportions with window to the rear elevation.

BEDROOM 2

6'1" x 11'10" (1.87 x 3.63)

A generous bedroom with window to the front elevation.

BATHROOM

With a three piece suite comprising of a panelled bath with overhead shower, low flush WC and a wash hand basin. Further benefitting from a window to the front elevation and partially tiled walls.

EXTERNAL;

FRONT

To the front is a shaped lawn, side drive providing off-street parking.

REAR

Superb rear garden with a shaped lawn, fenced borders and a block paved patio area.

GARAGE

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 replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

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 Council). We would recommend a purchaser make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole

agents.

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.

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 independent 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.

AGENTS NOTES

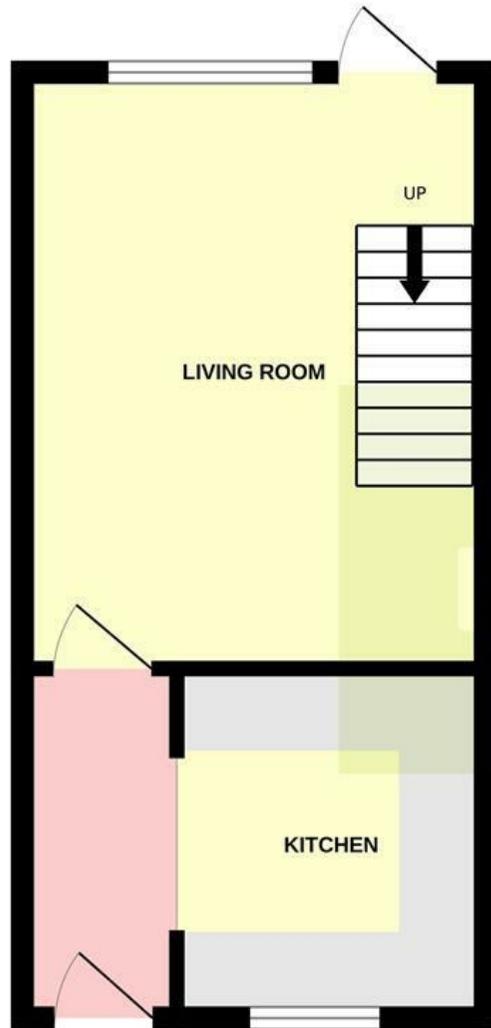
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necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves 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.

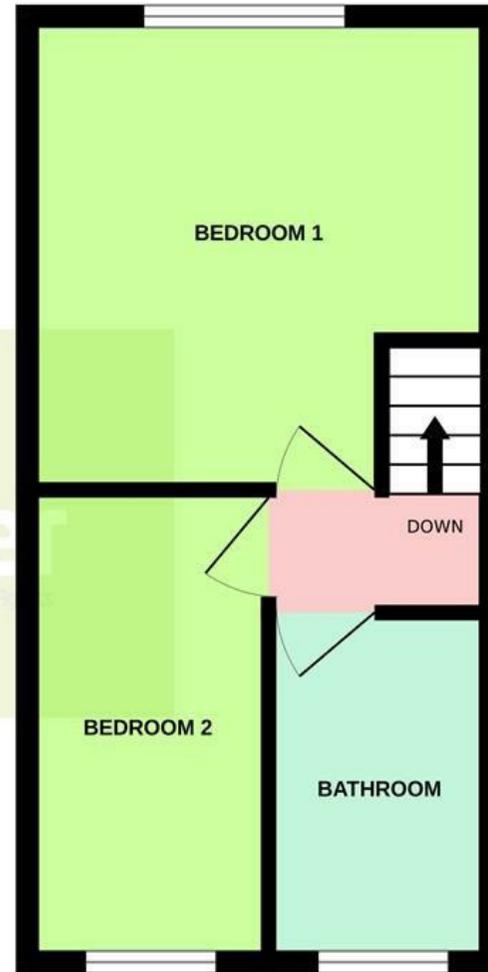
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys.

Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)

GROUND FLOOR



1ST FLOOR





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