



Airedale Drive, Brough, HU15 1US
£290,000


**Philip
Bannister**
Estate & Letting Agents

Airedale Drive, Brough, HU15 1US

Key Features

- Stunning Detached Home
- 3 Good Sized Bedrooms
- Landscaped Southerly Rear Garden
- Dressing Room & En-Suite To Bedroom 1
- Dining Kitchen With Appliances
- Utility Room & Cloakroom/WC
- Double Width Driveway, Garage & EV Charger
- EPC = B
- Council Tax = D

This stunning three-bedroom modern detached home boasts beautifully appointed accommodation and a host of desirable features. Upon entering the property, the entrance hall leads to an attractive front-facing lounge. The heart of the home is a spacious dining kitchen complete with integral appliances, which opens seamlessly into the garden through French doors. A separate utility room and convenient cloakroom/WC complete the ground floor.

Upstairs, the property continues to impress with three generously sized bedrooms. The principal bedroom benefits from a dedicated dressing area and an en-suite in addition to a contemporary bathroom. Externally, the home enjoys excellent kerb appeal with a double-width driveway and integral garage. To the rear, a beautifully landscaped southerly garden provides an ideal space for outdoor entertaining.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(69-80) C		
(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

Allowing access to the property through a residential entrance door, the hallway features decorative panelling and a staircase leading to the first floor.

LOUNGE

An attractive bay fronted lounge with ample space for a living room suite. A cupboard sits beneath the staircase.

DINING KITCHEN

A full width dining kitchen with a bay having French doors opening to the rear garden. The kitchen is fitted with a range of contemporary wall and base units which are mounted contrasting worksurfaces beneath a tiled splashbacks, a stainless steel sink unit sat beneath a window to the rear and a range of integral appliances which include an electric oven, gas hob beneath an extractor hood, fridge freezer and a dishwasher. There is space for a dining table and chairs.

UTILITY ROOM

Fitted with matching units to those of the kitchen, contrasting worksurfaces and tiled splashbacks. There is space and plumbing for an automatic washing machine, wall mounted boiler and a window to the rear elevation.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is decorative wall panelling and a window to the side elevation.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

The primary bedroom is of double proportions and has decorative wall panelling, a window to the front elevation and access to a dressing area.

EN-SUITE

Fitted with a three piece suite comprising WC with concealed cistern, inset vanity wash basin and a shower enclosure with tiled inset and a thermostatic shower. There is a window to the rear elevation.

BEDROOM 2

A second spacious double bedroom with a built-in wardrobe and a window to the front elevation.

BEDROOM 3

A good sized third bedroom with decorative panelling and a window to the rear elevation.

BATHROOM

The modern bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with glazed screen and a shower above. There is partial wall tiling and a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a lawned garden and an area of slate chippings which lead to a footpath and the side of the property.

REAR

The attractive rear garden enjoys a southerly aspect

and is mainly laid to lawn. A patio area adjoins the property with a further seating area to one corner beneath a timber pergola. To the opposite corner of the garden there is a custom pizza oven and BBQ area. There is timber fencing to the perimeter and various planting beds.

DRIVEWAY & GARAGE

A double width driveway provides off street parking and leads to an integral garage with up and over door, light and power. An EV charger is installed to the side wall.

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 however it may be subject to an Estate Charge on its associated costs.

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.

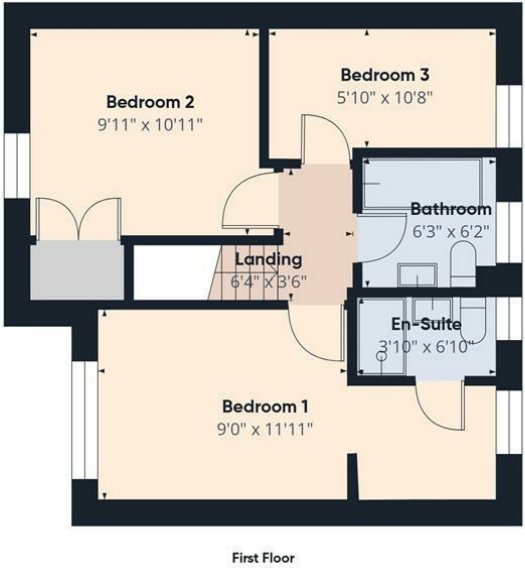
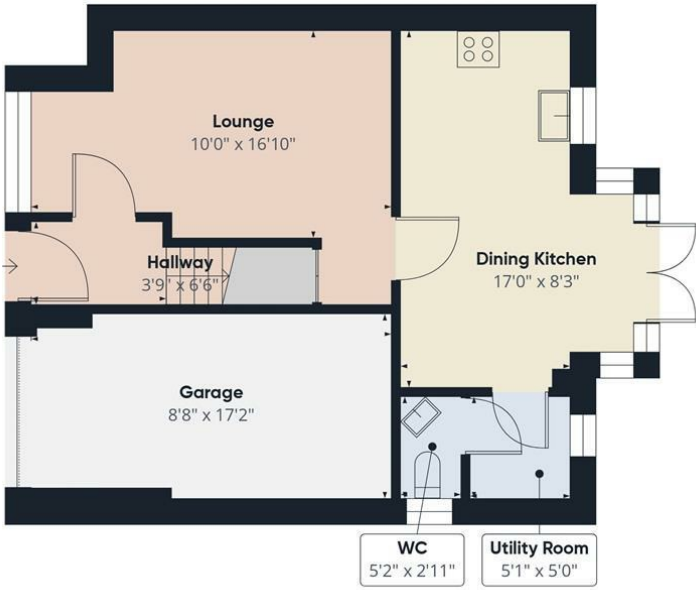
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents

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 NTSTEAT 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





Approximate total area^m
989 ft²

(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.

GIRAFFE360

