



Pickering Grange, Brough, HU15 1GY
Offers Over £315,000


**Philip
Bannister**
Estate & Letting Agents

Pickering Grange, Brough, HU15 1GY

Key Features

- Double Fronted Detached Home
- Generous Family Accommodation
- 5 Bedrooms
- 2 Reception Rooms
- 3 Bath/Shower Rooms
- Dining Kitchen
- South Facing Garden
- Driveway & Garage

This impressive double fronted 5 Bedroom home is prominently positioned within a popular modern development. The property has been expertly remodelled to create a generous family home which offers flexible living arrangements over three floors.

The accommodation at ground floor level features an Entrance Hall with Cloakroom/WC facilities off, a formal Living Room, open plan Living Dining Kitchen which forms part of a superb extension and benefits from a Utility Room. At first floor level there are 3 Bedrooms, an En-Suite off the master in addition to a further Bathroom. At second floor level there are 2 further Bedrooms including a master with Juliet balcony and a well appointed bathroom.

Outside there is a walled garden which enjoys a southerly aspect, a single driveway leads to a garage and there is potential for further parking.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		





LOCATION

The property is prominently positioned within the cul-de-sac of Pickering Grange, 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 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 generous family accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Positioned centrally and allowing access to the property. There is a staircase leading to the first floor, a cloakroom/wc off, wooden floor and internal access to the accommodation at ground floor level

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wall mounted wash basin with a tiled splashback

LIVING ROOM

10'8 x 17'11 (3.25m x 5.46m)

This attractive reception room is accessed via double doors and is finished with a wood floor throughout, two windows to the side elevation and a window to the front

LIVING DINING KITCHEN

Extending the width of the property and to the rear, this fantastic space is the hub of the home with ample space for living, kitchen and dining facilities. There is a wooden floor which runs throughout and a number of windows provide a light and airy feel

DINING KITCHEN

10' x 17'10 (3.05m x 5.44m)

The fitted kitchen comprises a comprehensive range of white fronted wall and base units mounted with a contrasting work surface beneath a tiled splashback. A 1

1/2 bowl composite sink unit with mixer tap sits beneath a window overlooking the rear garden and integrated appliances include a double oven/grill, 5 ring gas hob beneath a stainless steel extractor hood, dishwasher and fridge freezer. There is space for a dining room suite and access to a utility room

LIVING AREA

11'8 x 13'1 (3.56m x 3.99m)

A spacious living area with French doors opening to the rear garden

UTILITY ROOM

5'9 x 5'9 (1.75m x 1.75m)

With fitted wall and a base unit, contrasting work surfaces beneath a tiled splashback. There is space and plumbing for an automatic washing machine and further space for a dryer. A built in cupboard is beneath the staircase and there is external access to the side of the property

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built in linen cupboard and a staircase leading to the second floor

BEDROOM 2

11'7 x 10'3 (3.53m x 3.12m)

A bedroom of double proportions with two windows and en-suite facilities off

EN-SUITE

5'8 x 4'2 (1.73m x 1.27m)

Fitted with a three piece suite comprising WC, pedestal wash basin and glazed shower cubicle with a thermostatic shower and tiled inset. There is a further tiled splashback and a window to the front elevation

BEDROOM 3

9'8 x 11'1 (2.95m x 3.38m)

A further double bedroom with fitted wardrobes and a window to the front elevation

BEDROOM 4

9' x 7'4 (2.74m x 2.24m)

An excellent fourth bedroom which would make an ideal home office. There is a window to the side elevation

BATHROOM

5'6 x 6'6 (1.68m x 1.98m)

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with hand held mixer shower, tiled splashback over the bath and further tiled splashback. There is a window to the side elevation

SECOND FLOOR

LANDING

With access to the accommodation at second floor level. There is a light and access to:

BEDROOM 5

8' x 8'6 (2.44m x 2.59m)

An ideal guest bedroom with a feature dormer style window

BATHROOM

5'10 x 8'10 (1.78m x 2.69m)

Fitted with a contemporary four piece suite comprising WC, pedestal wash basin with tiled splashback, glazed shower enclosure with thermostatic shower and tiled inset and a double ended bath with central mixer and positioned beneath a velux skylight

BEDROOM 1

12'8 x 15'1 (3.86m x 4.60m)

A fabulous master bedroom suite fitted with a selection of wardrobes, 'Juliet' balcony, dormer style window and a further velux skylight

OUTSIDE

GARDEN

The attractive walled garden enjoys a southerly aspect and is laid to lawn. There is a sandstone patio adjoining the extension from the living kitchen and gated access leads to the driveway and garage

DRIVEWAY & GARAGE

A single driveway provides off street parking and leads to a brick built garage. The garage features an up and over door to the front, light and power supply available



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 - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band . (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.

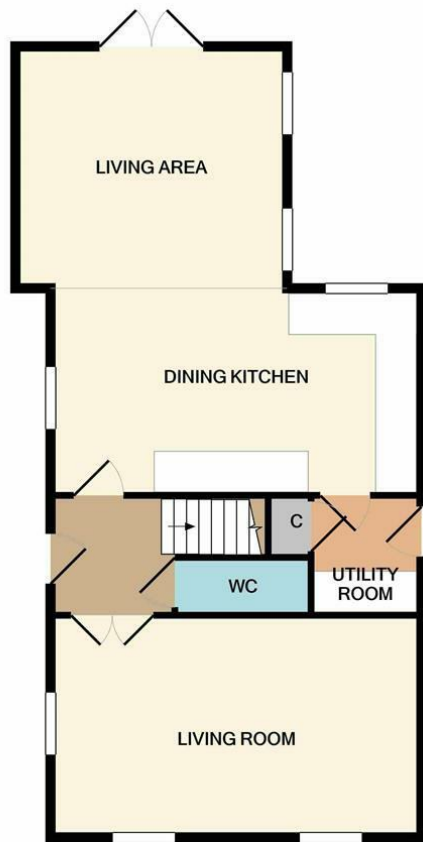
AGENT NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or

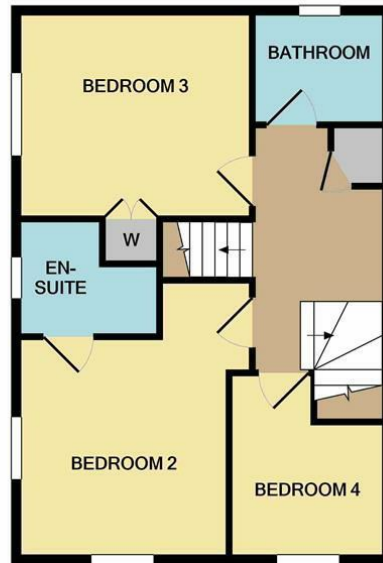
lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on 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 I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



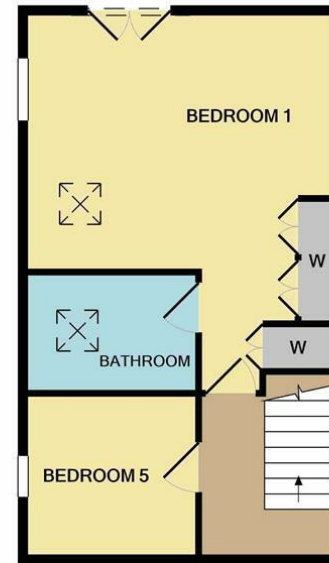




GROUND FLOOR



1ST FLOOR



2ND FLOOR

TOTAL APPROX. FLOOR AREA 1497 SQ.FT. (139.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
Made with Metropix ©2020

