



Freshfields, Brough, HU15 1AS
£190,000

Philip
Bannister
Estate & Letting Agents

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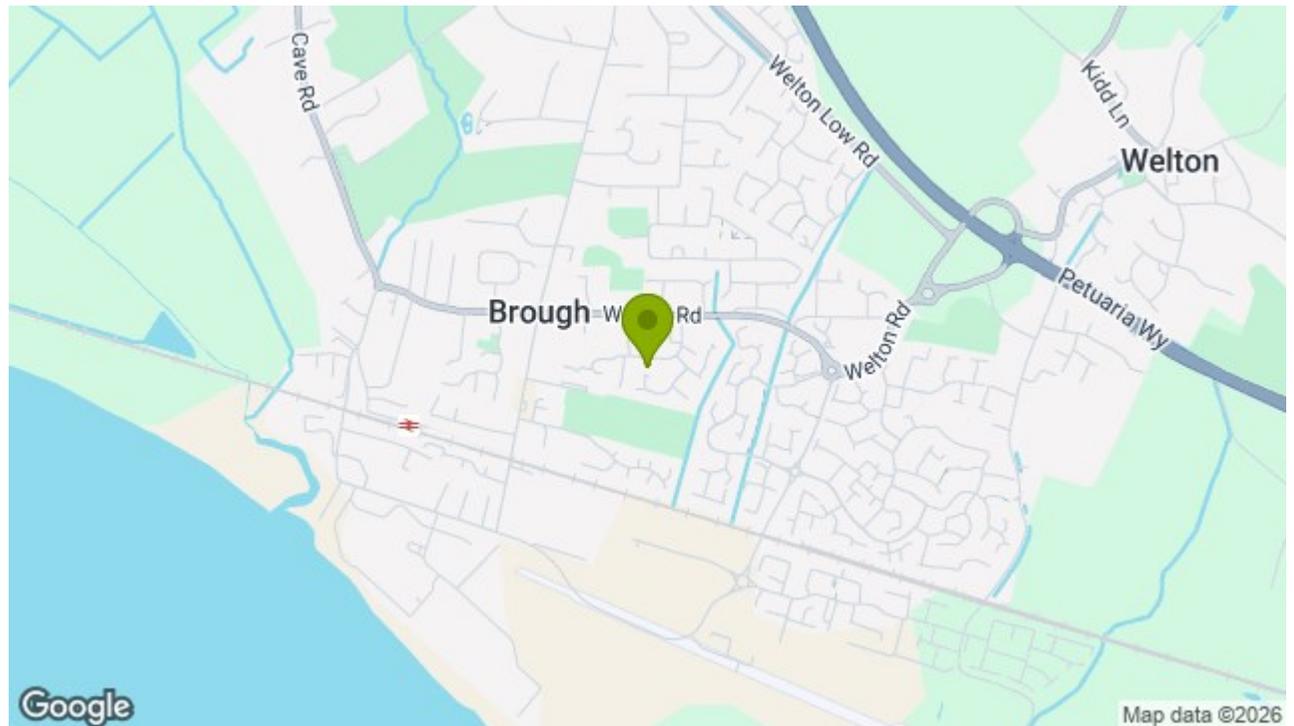
Key Features

- Extended Semi-Detached Home
- 2 Bedrooms
- Modern Breakfast Kitchen
- Ample Driveway Parking
- Good Sized & Private Rear Garden
- Contemporary Bathroom
- Detached Garage
- Cul-De-Sac Location
- EPC = D
- Council Tax = B

Situated at the head of a quiet cul-de-sac, this extended two-bedroom semi-detached home enjoys a convenient location close to a range of local amenities. The property occupies a generous plot for a home of this style, benefitting from extensive driveway parking to the front and a spacious, private rear garden.

Internally, the accommodation comprises an entrance hall leading to a good sized front-facing lounge, an extended breakfast kitchen with a number of fitted appliances, two well-proportioned bedrooms and a contemporary three piece bathroom. Externally, the property is further enhanced by a detached garage, complementing the excellent outdoor space.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(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. An internal door leads to:

LOUNGE

A front facing reception room with a feature fireplace within a timber mantle. There is a window to the front elevation, a staircase leading to the first floor which has two useful storage cupboards beneath.

BREAKFAST KITCHEN

Forming part of a rear extension, this fitted breakfast kitchen comprises a range of white fronted wall and base units which are mounted with contrasting wood effect worksurfaces beneath a tiled splashback. A stainless steel 1 1/2 bowl sink unit sits beneath a window to the rear elevation, integral appliances include an electric oven, ceramic hob beneath an extractor hood and a fridge freezer. There is space and plumbing for an automatic washing machine (door available to integrate appliance). A tiled floor runs throughout and there are French doors opening to the garden.

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with a window to the front elevation and wardrobes included within the sale.

BEDROOM 2

A good sized single bedroom with a window to the rear, built-in cupboard and wardrobes included.

BATHROOM

A contemporary bathroom which is fitted with a three piece suite comprising WC, countertop wash basin above a fixed storage unit and a panelled bath with handheld shower attachment. There is partial wall tiling and a window to the side elevation.

OUTSIDE

FRONT

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

REAR

A good sized rear garden offering excellent privacy and featuring a block paved patio area adjoining the property with a lawned garden beyond. A secluded flagstone patio area sits to the rear of the garage and there is a timber gate leading from the driveway.

DRIVEWAY & GARAGE

A gravel driveway provides off street parking for a number of vehicles and leads to a detached garage. The garage features an up and over door, light and power.

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.

AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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.

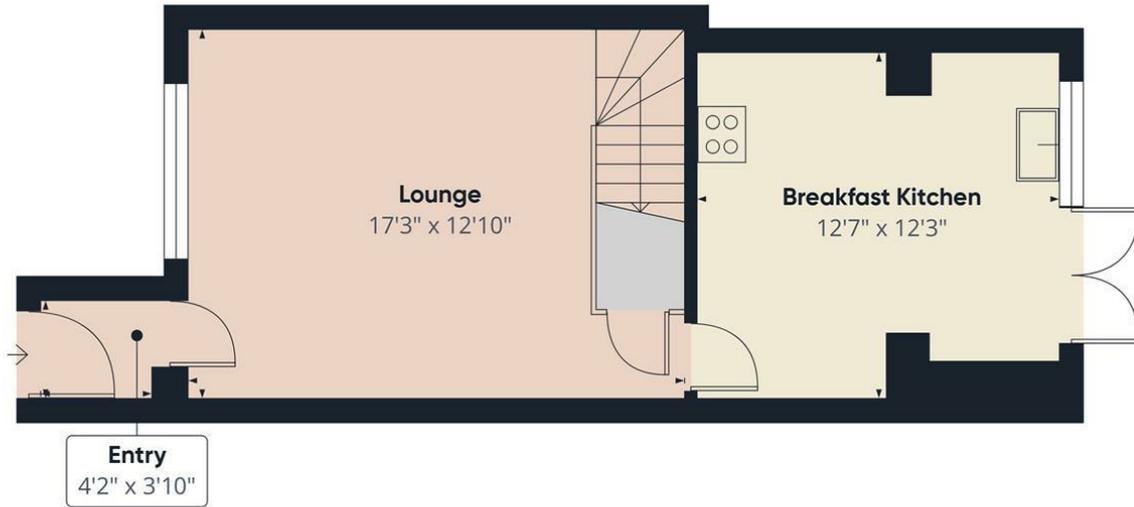
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of

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 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





Approximate total area^m
660 ft²

Ground Floor



First Floor

(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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