



Myrtle Way, Brough, HU15 1SR
£215,000


**Philip
Bannister**
Estate & Letting Agents

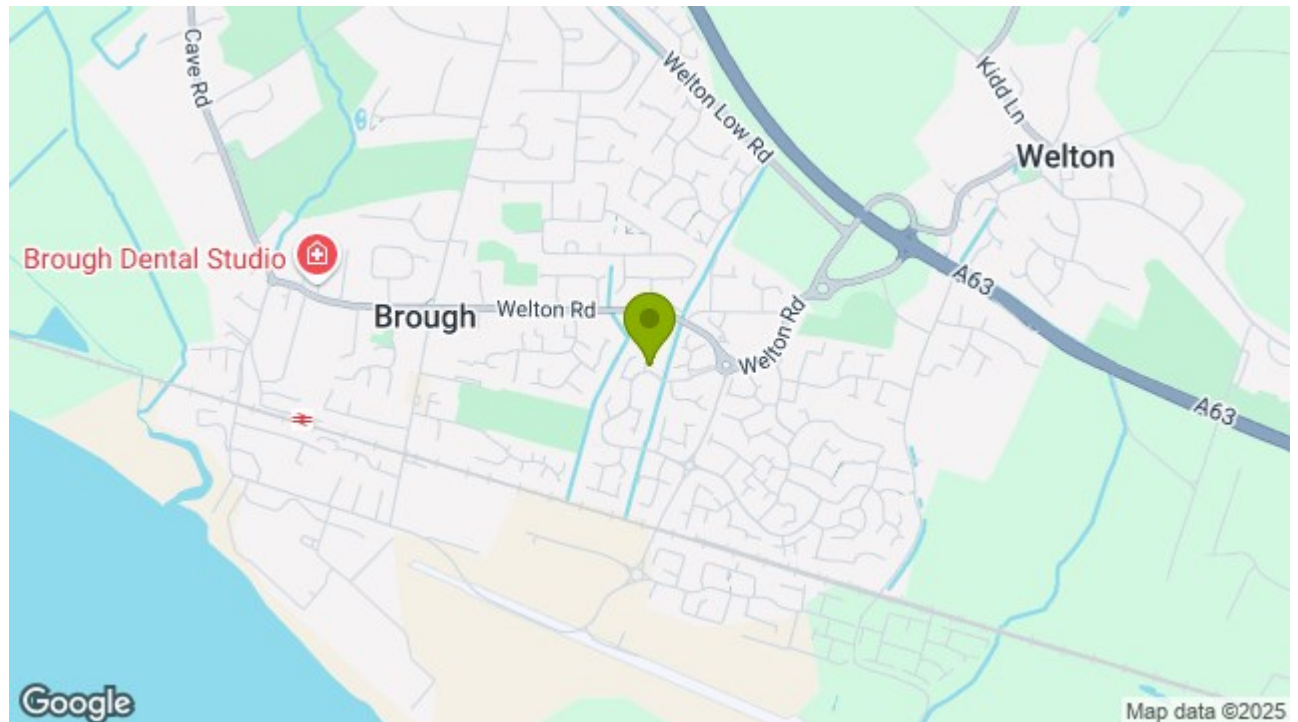
Myrtle Way, Brough, HU15 1SR

Offered to the market with no onward chain, this detached three-bedroom property presents an excellent opportunity for updating to create a fantastic family home. The versatile accommodation includes a welcoming entrance hall leading to two reception rooms, a kitchen, and a cloakroom/WC. Upstairs, there are three well-proportioned bedrooms, with the principal bedroom benefiting from an en-suite, in addition to a family bathroom. Externally, the property features a walled front garden, a part-walled rear garden, and a garage, making it an appealing prospect for those looking to add their own touch.

Key Features

- NO CHAIN
- 3 Bedrooms
- 2 Reception Rooms
- Scope For Modernisation
- Ground Floor WC
- En-Suite To Bedroom 1
- Part Walled Rear Garden
- Garage
- EPC=C
- Council Tax=D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	74	
(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

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance hall. There is a staircase leading to the first floor and a cloakroom/wc off.

CLOAKROOM/WC

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

LOUNGE

17'10 + bay x 10'9 (5.44m + bay x 3.28m)

A spacious bay fronted reception room with a feature fireplace and French doors opening to the rear garden.

DINING ROOM

12'9 x 7'11 (3.89m x 2.41m)

A bay fronted reception room offering excellent versatility.

KITCHEN

10'11 x 9'3 (3.33m x 2.82m)

The kitchen is fitted with a range of wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A stainless steel sink unit sits beneath a window to the rear, integral appliances include an oven, hob and concealed extractor hood. There is a wall mounted boiler, understair cupboard, window and door to the rear.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

15'6 x 11' (4.72m x 3.35m)

A spacious double bedroom with a window to the front elevation. There are en-suite facilities off.

EN-SUITE

Fitted with a three piece suite comprising WC, inset vanity wash basin and a shower cubicle. There is splashback tiling and a window to the front.

BEDROOM 2

9'4 x 13'1 (2.84m x 3.99m)

A second excellent sized double bedroom with a window to the front elevation and a built-in cupboard.

BEDROOM 3

8' x 7'9 (2.44m x 2.36m)

A third bedroom with a window to the rear elevation.

BATHROOM

The bathroom is fitted with a three piece suite incorporating WC, inset vanity wash basin and a panelled bath with tiled splashback and mixer shower. There is a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there is a walled garden with a lawn and footpath leading to the entrance door.

REAR

The part walled rear garden is mainly laid to lawn with a patio area adjoining the property, a footpath continues to a further patio area and there is a gate leading to the garage.

GARAGE

The single garage features an up and over door.

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. The garage belonging to the property is leasehold on a 999 years from 1 January 2002 - this may be subject to a peppercorn rent payment.

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.

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





GROUND FLOOR
650 sq.ft. (60.4 sq.m.) approx.



1ST FLOOR
641 sq.ft. (59.6 sq.m.) approx.



TOTAL FLOOR AREA : 1291 sq.ft. (119.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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