



Station Road, Brough, HU15 1FJ
Offers Over £160,000


**Philip
Bannister**
Estate & Letting Agents

Station Road, Brough, HU15 1FJ

Key Features

- NO CHAIN
- Unique 3 Storey Mews House
- 2 Double Bedrooms
- 2 En-Suites + WC
- First Floor Living Kitchen
- Gated Courtyard Parking
- Second Floor Southerly Balcony
- Convenient Location
- EPC = C
- Council Tax = B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	71	
(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	

NO CHAIN - Offered with no onward chain, this distinctive three-storey mews house provides stylish, contemporary living in a highly convenient location. Set within a gated development, the property features an entrance hall with a cloakroom/WC and a spacious ground-floor double bedroom with its own en-suite bathroom. The first floor hosts a bright and airy living kitchen, enhanced by a large bay window that fills the space with natural light. On the second floor, there is a further double bedroom with a large bay window, an en-suite shower room, and access to a southerly-facing balcony. The property also benefits from off-street parking within the courtyard for added convenience.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property. There is a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a wash basin and a WC.

BEDROOM 2

A good sized double bedroom with windows to the front elevation. A useful laundry cupboard has plumbing for an automatic washing machine.

EN-SUITE

Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with a thermostatic shower and glazed screen above. There is partial wall tiling and a window to the side elevation.

FIRST FLOOR

LANDING

With a staircase leading to the second floor.

LIVING KITCHEN

A superb open plan space with dedicated living and cooking areas. The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath tiled upstands. There is a composite sink unit, integral oven, hob, extractor hood and microwave. A overhanging breakfast bar provides space for casual dining. The living area features a large bay window to the front elevation.

SECOND FLOOR

LANDING

With a built-in cupboard and access to:

BEDROOM 1

A second generous double bedroom with a large bay window, Velux skylight and a door opening to a balcony.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure. There is partial tiling and a heated towel rail.

BALCONY

A second floor balcony enjoying a southerly aspect.

PARKING

There is allocated parking within a gated courtyard.

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 . (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. There

may however be a nominal charge for maintenance of the communal areas.

VIEWINGS.

Strictly by appointment with the sole agents.

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.

MORTGAGES.

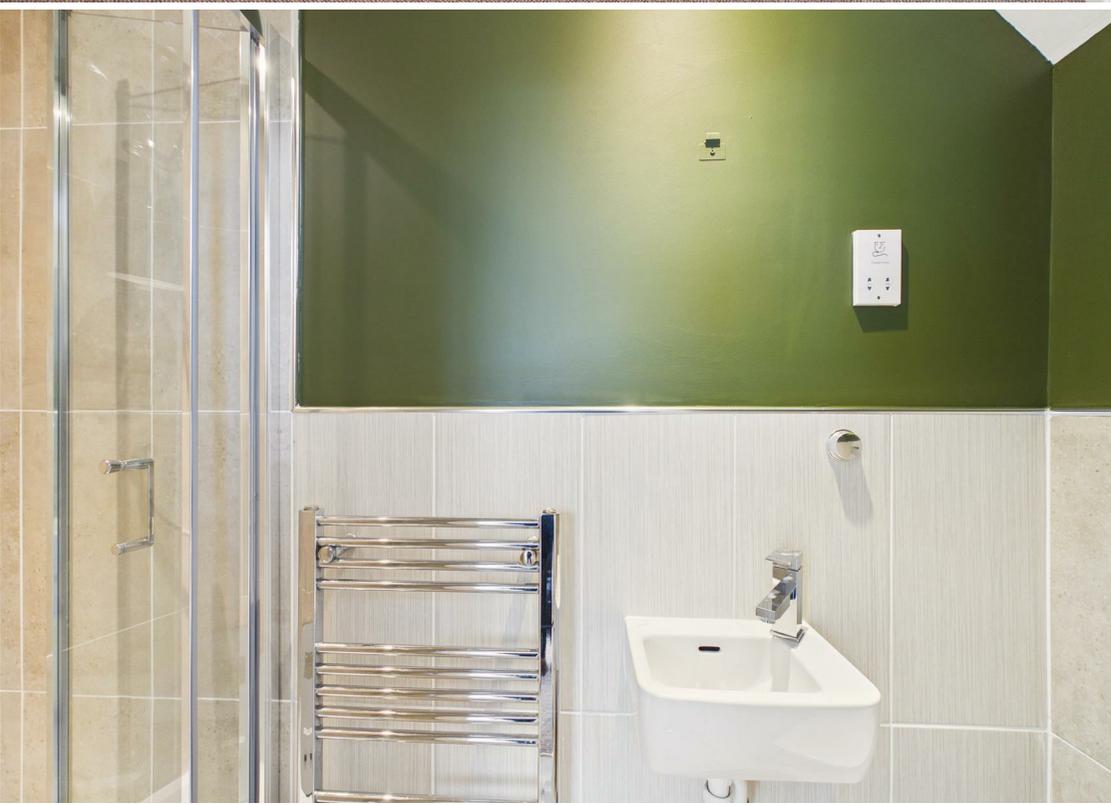
The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

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
748 ft²
Balconies and terraces
52 ft²
Reduced headroom
8 ft²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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