



Constable Way, Brough, HU15 1GQ
Offers Over £180,000



Platinum Collection

Constable Way, Brough, HU15 1GQ

This deceptively spacious two-bedroom townhouse is a rare find, with only a handful of similar properties in the development. A viewing is highly recommended to appreciate its thoughtful design and features. Upon entry, the hallway provides access to a practical utility space.

The first floor boasts a generous 'L'-shaped lounge diner with a Juliet balcony and a regular balcony accessible via French doors, and an open-plan fitted kitchen with a range of appliances. A convenient cloakroom/WC is also located on this level. Upstairs, the second floor offers two double bedrooms, including a primary bedroom with fitted wardrobes and an en-suite, as well as a stylish house bathroom. At the rear, a private driveway leads to an integral garage with a remote-operated door, adding further convenience to this exceptional property.



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Key Features

- Modern Town House
- 2 Double Bedrooms
- Large 1st Floor Lounge Diner
- Attractive Fitted Kitchen
- Separate Utility Room
- Balcony To The Rear
- En-Suite To Bedroom 1
- Driveway & Garage
- EPC = C
- Council Tax = B



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		
	76	89
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, with a staircase to the first floor. There is internal access to the garage.

UTILITY ROOM

3'6 x 6'11 (1.07m x 2.11m)

Fitted with a worktop, plumbing for automatic washing machine and a dryer.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a cloakroom/wc off and a staircase to the second floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There are half tiled walls.

LOUNGE DINER

14'7' x 18'6 (4.45m x 5.64m)

A spacious reception room with space for living and dining furniture. There are two sets of French doors to the rear elevation with one being a "Juliet" balcony, the other leads to a balcony with wrought iron railings.

BALCONY

Accessed via the living room, there is a decked balcony which gives useful outside space.

KITCHEN

7' x 9'2 (2.13m x 2.79m)

Opening from the lounge diner, the well appointed kitchen is fitted with a range of wall and base units mounted with complementary worksurfaces beneath tiled splashbacks. An inset sink unit with a mixer tap sits beneath a window to the front elevation, integral appliances include a double oven, four ring gas hob beneath an extractor hood, dishwasher and fridge freezer.

SECOND FLOOR

LANDING

With access to the accommodation. There is a built-in airing cupboard.

BEDROOM 1

16'9 x 8'9 (5.11m x 2.67m)

The primary bedroom is an excellent size and includes two fitted open wardrobes, a window to the rear elevation and access to en-suite facilities.

EN-SUITE

4'10 x 8'4 (1.47m x 2.54m)

The en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a double shower cubicle with a thermostatic shower over. There are partially tiled walls and a window to the front elevation.

BEDROOM 2

9'2 x 9'6 (2.79m x 2.90m)

A second comfortable double bedroom with a window to the rear elevation.

BATHROOM

Fitted with a three piece bathroom suite comprising WC, pedestal wash basin and a panelled bath. There are half tiled walls and a heated towel rail.

OUTSIDE

To the front of the property there is a gravelled garden with a footpath leading to the property.

GARAGE

13'1 x 9'2 (3.99m x 2.79m)

The garage features an automated shutter door and there is light and power connected. Internal access from the entrance hall. A driveway is to the rear to allow for further off street parking.

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.

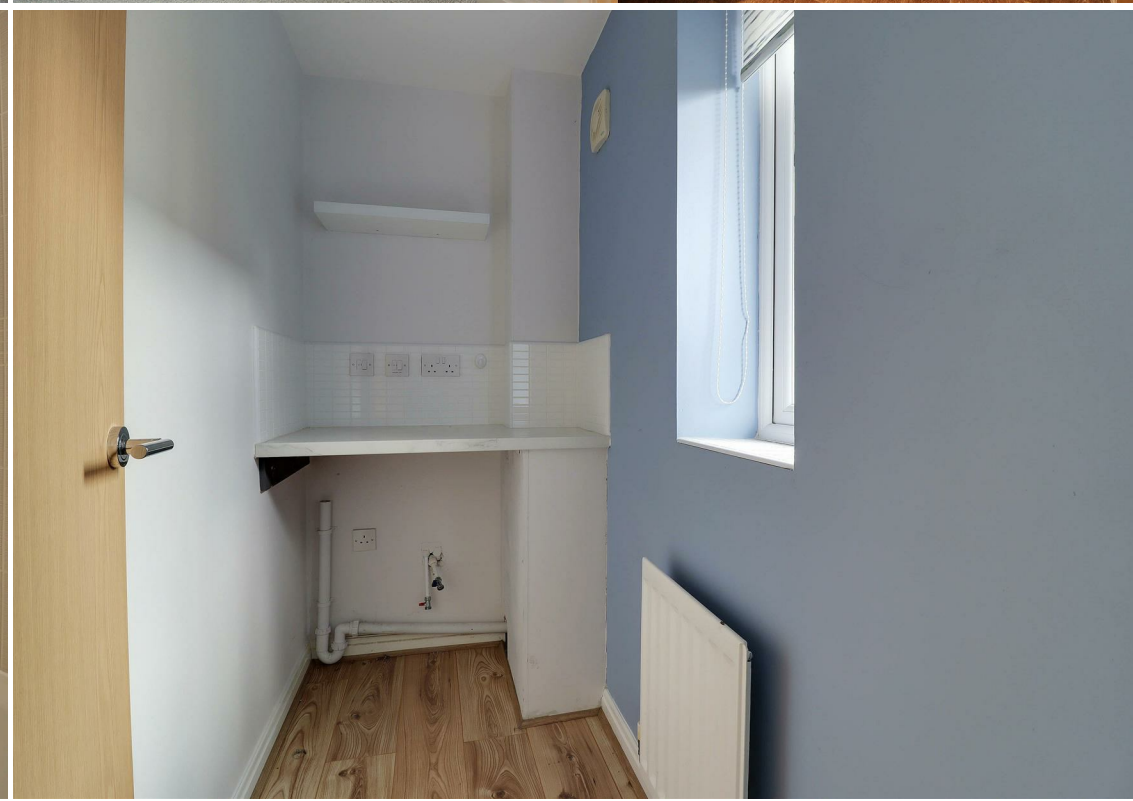
FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is freehold however the neighbouring garage, whilst it belongs to the subject property, it is leased on a peppercorn rent to a neighbouring dwelling in Turner Close. This information should be verified by your legal representatives in pre-contract enquiries

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.

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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

AML

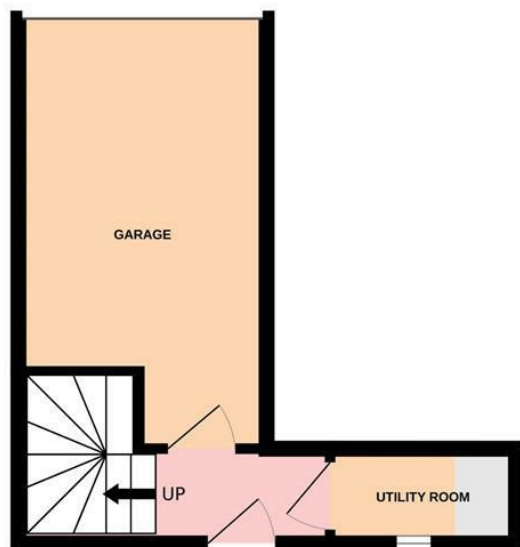
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of

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.





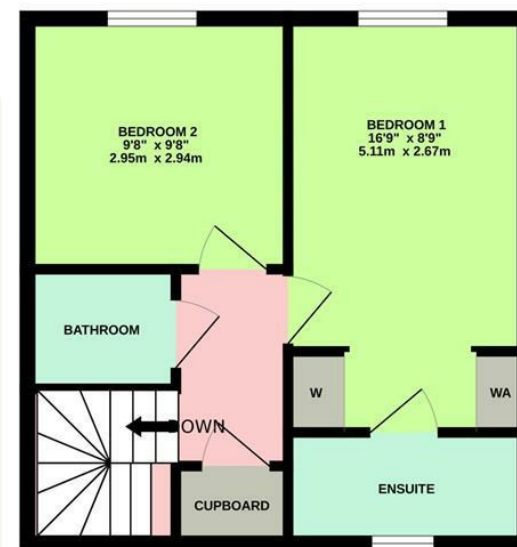
GROUND FLOOR
211 sq.ft. (19.6 sq.m.) approx.



1ST FLOOR
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA : 925 sq.ft. (86.0 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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