



**Munstead Way, Brough, HU15 1FN**

**£166,950**



Platinum Collection

## Munstead Way, Brough, HU15 1FN

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Ideal for a variety of buyers – including first-time buyers, investors, and downsizers – this well-designed and beautifully presented home offers comfortable, modern living.

The property features two generously sized double bedrooms and a thoughtfully arranged layout. On the ground floor, you'll find a fitted kitchen complete with a convenient utility/WC. Sliding doors from the kitchen lead into an inviting lounge, where French doors open out to the rear garden.

Upstairs, there are two spacious double bedrooms and a house bathroom.

Externally, the low-maintenance rear garden is laid with artificial turf and a decked terrace. Allocated parking is conveniently located in the adjacent courtyard.



# Munstead Way, Brough, HU15 1FN

## Key Features

- Ideal Home For A Number Of Buyer Profiles
- 2 Double Bedroom Home
- Contemporary Ground Floor Living Space
- Fitted Kitchen & Utility/WC
- Attractive Lounge Opening To The Rear Garden
- Well Appointed Bathroom
- Low Maintenance Rear Garden
- Allocated Parking
- Council Tax = B
- EPC = TBC



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92-plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            |                            |           |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### KITCHEN

Allowing access to the property through a residential entrance door, the fitted kitchen comprises a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashbacks. There is a stainless steel sink unit, integrated oven, hob and extractor hood. There is space for a fridge freezer and sliding doors which open to the lounge.

#### UTILITY/WC

Fitted with matching base units to those of the kitchen, contrasting worksurfaces with upstands and a circular sink unit. There is space and plumbing for an automatic washing machine, a fitted WC and a window to the front elevation.

#### LOUNGE

The attractive lounge is positioned to the rear of the property and has French doors opening to the garden. The sliding doors separate the space from the kitchen and a staircase leads to the first floor.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level. There is a window to the side elevation.

#### BEDROOM 1

A spacious double bedroom with a window to the front elevation.

#### BEDROOM 2

A second double bedroom with two built-in cupboards and a window to the rear elevation.

#### BATHROOM

The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin with tiled splashbacks and a panelled bath with a shower and tiled inset.

#### OUTSIDE

To the front of the property there is a gravel garden with a footpath leading to the entrance door. The attractive rear garden is designed for low maintenance with a paved patio, artificial lawn and a decked terrace. There is a timber shed to one corner, fencing to the perimeter and a gate leading to the courtyard parking.

#### PARKING

There is allocated parking within a courtyard which is positioned to the side of the property.

### 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

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.



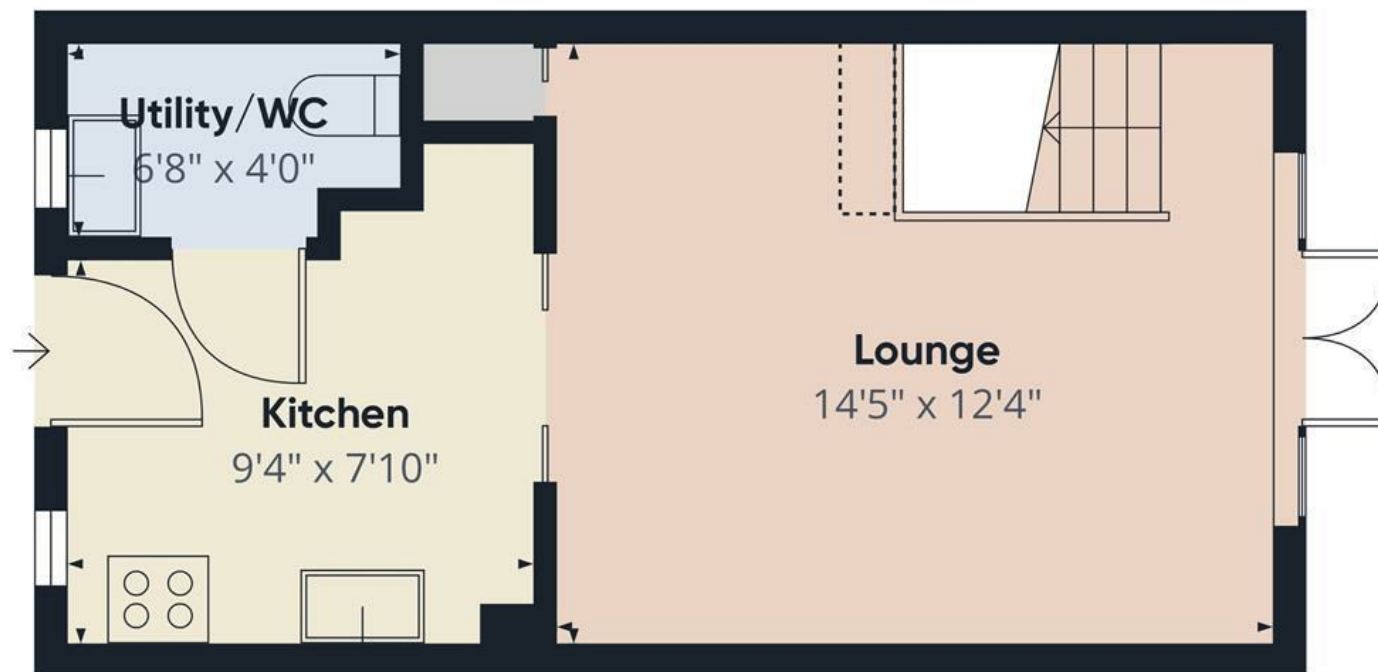
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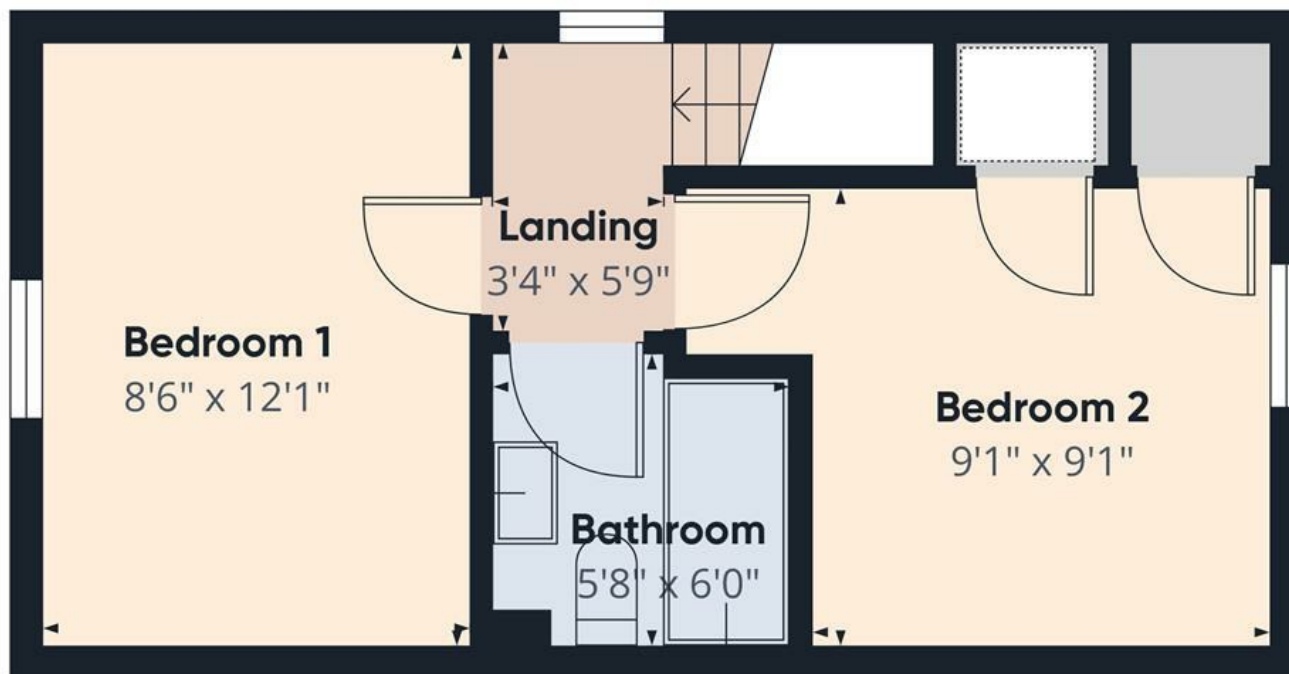
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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







Ground Floor



First Floor

Approximate total area<sup>(1)</sup>

546 ft<sup>2</sup>

Reduced headroom

3 ft<sup>2</sup>

(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.

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