



Springfield Avenue, Brough, HU15 1BX  
£195,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Springfield Avenue, Brough, HU15 1BX

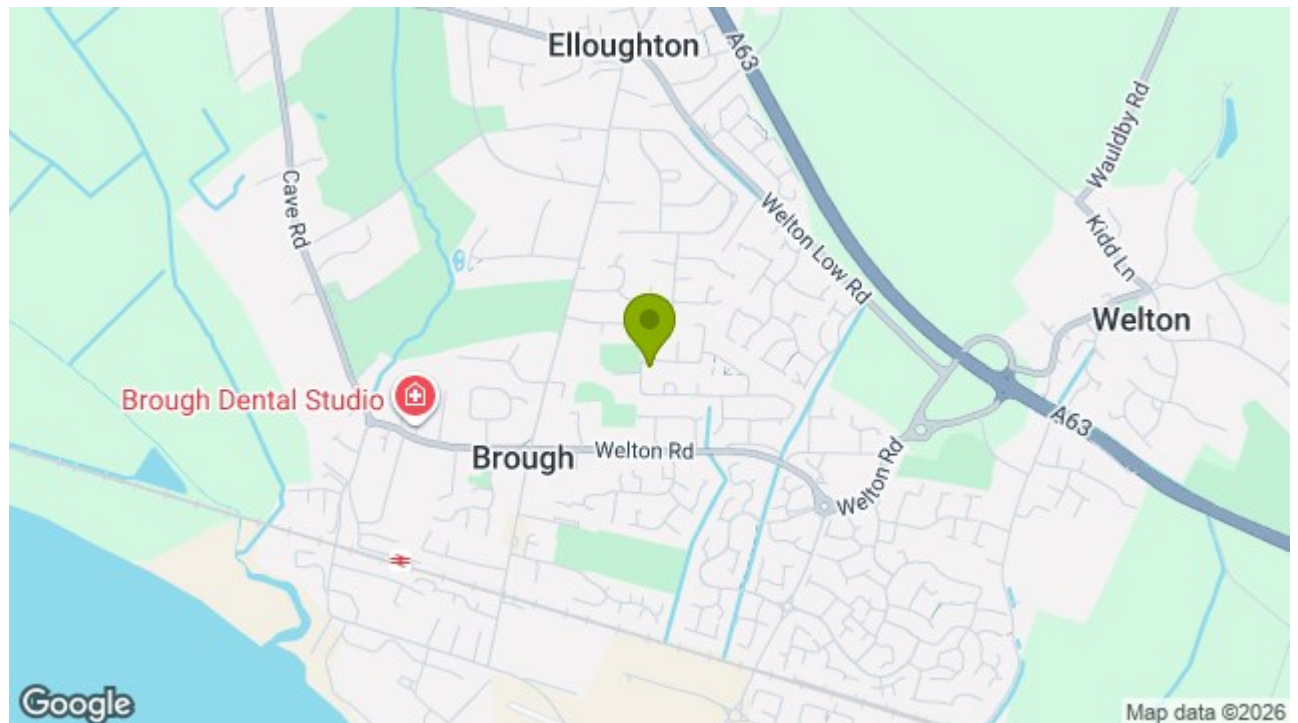
## Key Features

- NO CHAIN
- 3 Bedroom Semi-Detached Home
- Close To Local Schooling
- Southerly Rear Garden
- Spacious Lounge
- Separate Dining Room & Kitchen
- Side Driveway & Garage
- EPC = TBC
- Council Tax = B

NO CHAIN - This well-cared-for three-bedroom home is offered to the market with no onward chain and is ideally positioned for local schools and amenities. The entrance porch leads into a spacious lounge, which opens into a dining room with access to both the rear garden and the kitchen.

Upstairs are three good-sized bedrooms, with fitted wardrobes in bedroom one. Outside, the property features front and rear gardens, the latter enjoying a southerly aspect. A side driveway provides excellent off-street parking and leads to a detached garage. Its location and further potential make this an excellent option for a wide variety of buyers.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	71	77
(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 PORCH

Positioned to the front of the property and providing access via a residential entrance door. There is a tiled floor and a further door leading to:

#### LOUNGE

A front facing reception room with a stunning Edwardian style fireplace, staircase leading to the first floor and an opening to:

#### DINING ROOM

With space for a dining table and chairs, there is a window and door leading to the rear garden.

#### KITCHEN

Fitted with a range of wall and base units which are mounted with contrasting worksurfaces, a stainless steel sink unit sits beneath a window to the side elevation and there are integral appliances which include an oven and ceramic hob. There is space and plumbing for an automatic washing machine, space for an undercounter fridge, tiling to the walls and a door leading to the rear of the property.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

A double bedroom with a wall of fitted wardrobes and a window to the front elevation.

#### BEDROOM 2

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

#### BEDROOM 3

With a built-in cupboard and a window to the front elevation.

#### BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath. There is tiling to the walls and a window to the rear elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with privacy hedging to the roadside boundary.

#### REAR

To the rear of the property there is a garden enjoying a southerly aspect. A decked area is immediately to the rear of the property and there is fencing to the perimeter.

## DRIVEWAY & GARAGE

A driveway to the front of the property continues to the side and offers excellent off street parking. The driveway leads to a brick built garage with 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 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.

## AGENT NOTES.

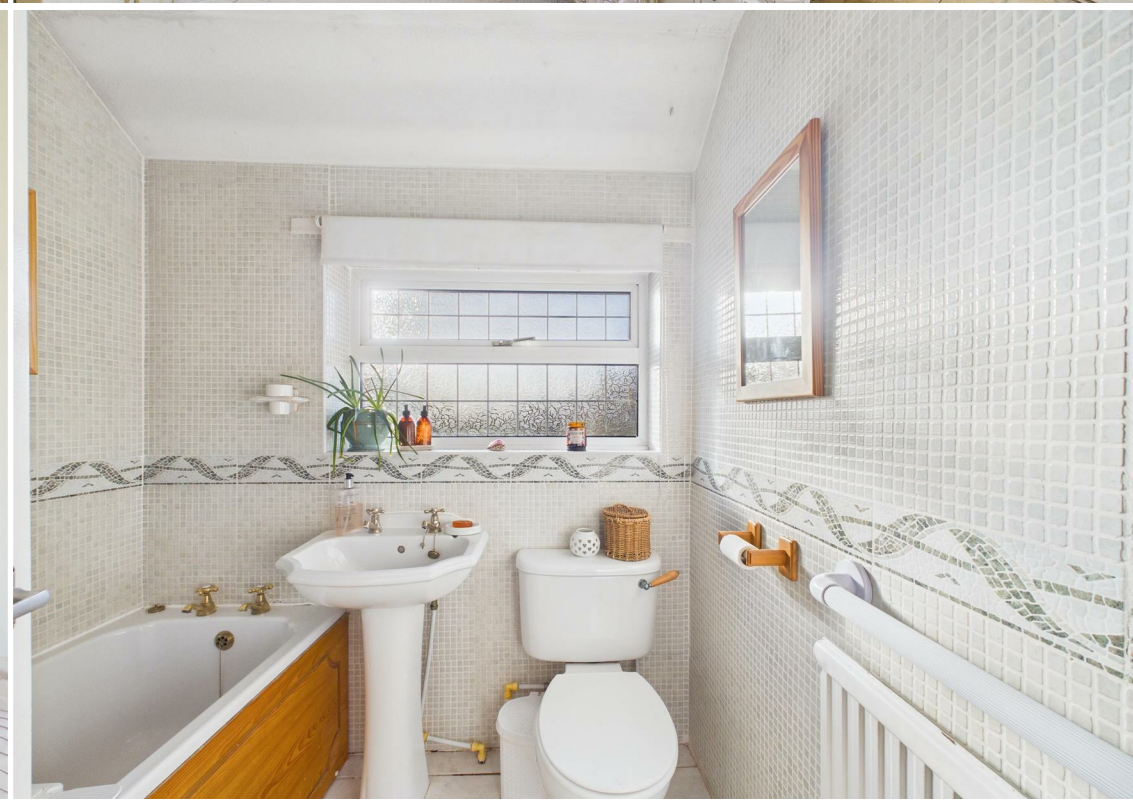
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lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, 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



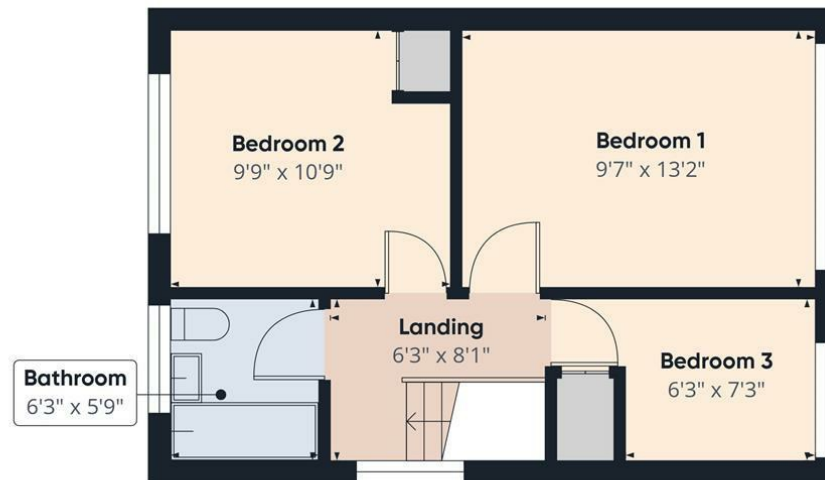








Ground Floor



First Floor

**Bannister**

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

778 ft<sup>2</sup>

**Reduced headroom**

11 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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