

Hazel Court, Brough, HU15 1TS

Price Guide £300,000

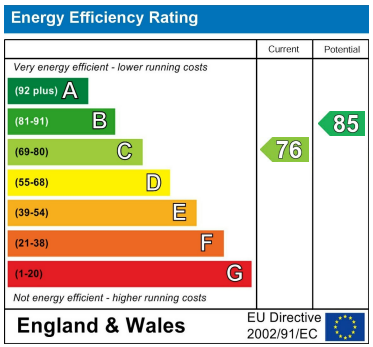
Philip Bannister

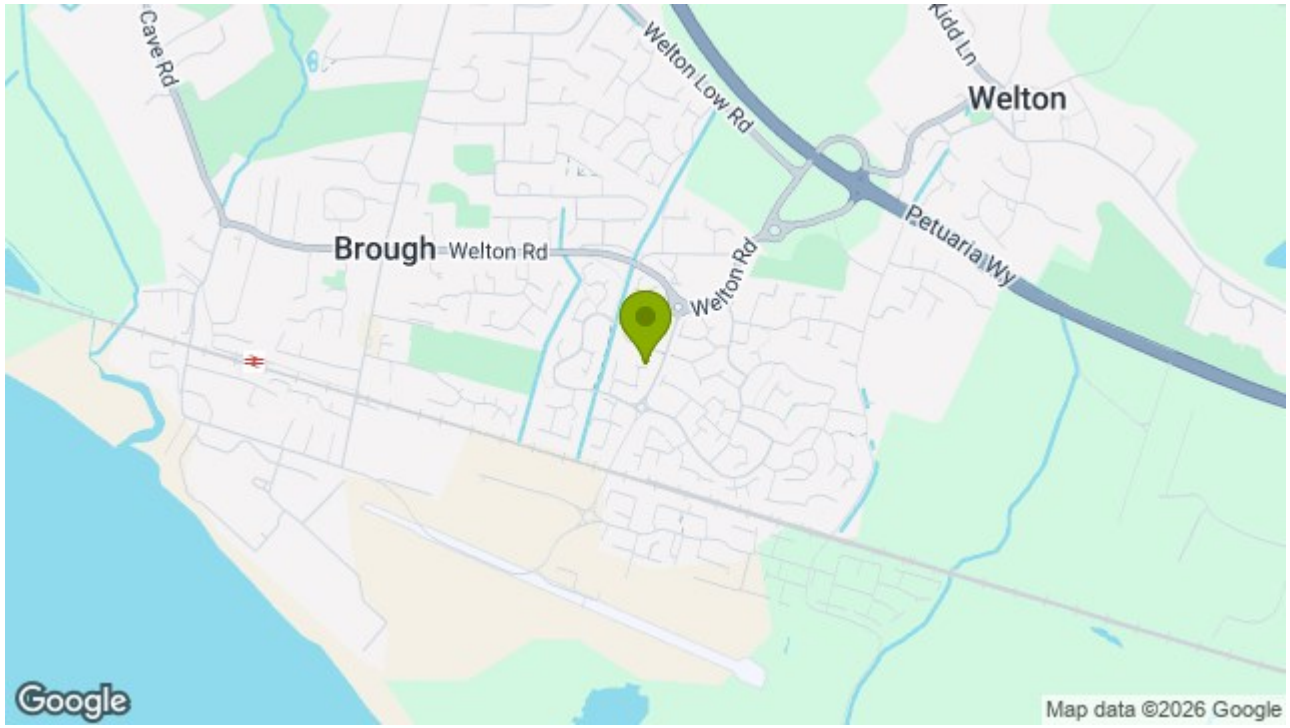
Hazel Court,
Brough, HU15 1TS

GUIDE PRICE: £300,000 - £325,000 - NO CHAIN - Nestled towards the end of a cul-de-sac, this impeccably presented four-bedroom detached home offers a sale with no onward chain. Updated over recent years, the property boasts move-in-ready accommodation, including a welcoming entrance hall with a cloakroom/WC, a front-facing lounge, and a stylish open-plan kitchen diner complete with integral appliances. The kitchen flows seamlessly into a stunning garden room, perfect for relaxation or entertaining. Upstairs, the primary bedroom features fitted wardrobes and an en-suite, complemented by three additional bedrooms and a modern family bathroom. Outside, the home enjoys a private rear garden, a side driveway, and a garage.

Key Features

- GUIDE PRICE: £300,000 - £325,000
- NO CHAIN
- Impressive Detached Home
- Stunning Open Plan Dining Kitchen
- Fabulous Garden Room
- 4 Excellent Sized Bedrooms
- Contemporary Bathroom & En-Suite
- Cul-De-Sac Location
- Private Rear Garden, Driveway & Garage
- EPC=C













ACCOMODATION
The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access through a composite door. The entrance hall allows access to the ground floor accommodation, with cloakroom/WC and a staircase to the first floor.

CLOAKROOM/WC
Fitted with a low level WC and wash hand basin with fixed unit. Three are half tiled walls, a tiled floor, radiator and window to the side elevation.

LOUNGE
10'11" x 15'10" (3.35 x 4.85)
With bay window and feature fireplace housing a gas fire and marble effect hearth, mantle and surround.

DINING KITCHEN
11'3" x 14'2" x + 7'8" x 12'9" (3.44 x 4.34 x + 2.34 x 3.90)
This stunning dining kitchen is fitted with a comprehensive selection of high quality gloss finish wall and base units mounted with Quartz work surfaces. A recessed sink sitting under a window overlooking the rear garden with mixer tap and a mixture of NEFF and BOSCH integral appliances include a fridge freezer, washing machine, dishwasher, double oven and ceramic hob beneath a sleek extractor hood. A complementary tiled floor with underfloor heating runs through to the dining area which boasts a feature textured wall and provides access to the garden room.

GARDEN ROOM
8'5" x 11'11" (2.57 x 3.64)
This part glazed garden room provides views across the rear garden and benefits from an additional Velux window. With the continuation of the tiled floor and underfloor heating and French doors that open to the rear.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level.

BEDROOM 1
11'2" x 12'3" (3.41 x 3.75)
The primary bedroom is of generous proportions with built in wardrobes and a windows to the front elevation with en-suite facilities off.

EN-SUITE
This three piece suite comprises of low level WC and vanity wash hand basin, double width shower enclosure, ladder style heated towel rail and walk in shower enclosure with tiled walls flooring.

BEDROOM 2
8'5" + wardrobes x 11'3" (2.59 + wardrobes x 3.45)
Spacious double bedroom with wardrobes, window and radiator to the rear elevation.

BEDROOM 3
8'8" x 6'11" (2.66 x 2.12)
An excellent sized double bedroom with window and radiator to the rear elevation.

BEDROOM 4
8'0" x 7'4" (2.45 x 2.25)
An excellent space for home working or a fourth bedroom with a window and radiator to the front elevation.

BATHROOM
The family bathroom is fitted with a three piece suite comprising WC, pedestal wash hand basin and panelled bath with tiled walls and floor.

EXTERNAL

GARDEN
To the front of the property there is hedge boarders with a pathway leading to the property. An easily maintained private rear garden with paved pathway leading to the garage. With additional gravel and paved area with lawn area beyond.

GARAGE AND DRIVEWAY
A driveway leads to a single garage with up and over door, a driveway provides parking for multiple vehicles.

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 - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (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
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

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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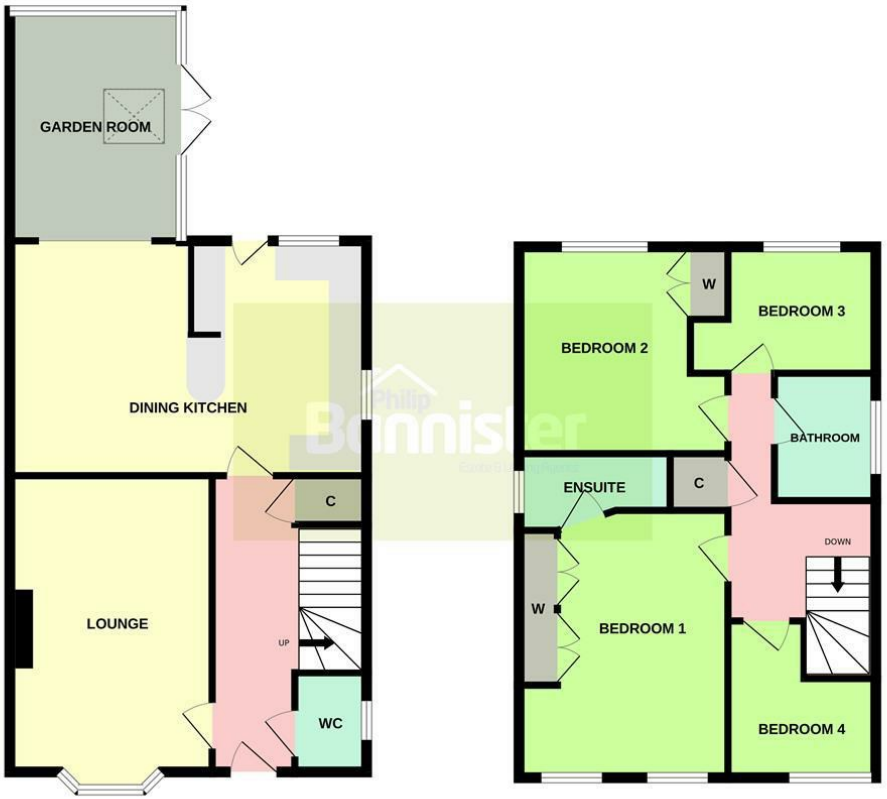






GROUND FLOOR
675 sq.ft. (62.7 sq.m.) approx.

1ST FLOOR
561 sq.ft. (52.1 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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