



Spitfire Drive, Brough, HU15 1YP
£220,000


**Philip
Bannister**
Estate & Letting Agents

Spitfire Drive, Brough, HU15 1YP

Key Features

- NO CHAIN
- Modern Semi-Detached House
- 3 Good Sized Bedrooms
- Fitted Wardrobes & En-Suite To Bedroom 1
- Open Plan Dining Kitchen
- Off Street Parking For 2 Cars
- Front & Rear Gardens
- EPC = B
- Council Tax = C

NO CHAIN - Offered with No Onward Chain, this modern three-bedroom semi-detached home presents attractive accommodation, ideal for first-time buyers, families, or those looking to downsize. The property welcomes with an entrance hall featuring a convenient cloakroom/WC, leading to a front-facing lounge. To the rear, an impressive open-plan dining kitchen spans the full width of the home, providing a perfect space for entertaining or family dining, with direct access to the rear garden.

Upstairs, there are three generously sized bedrooms, including a superb principal bedroom with fitted wardrobes and a stylish en-suite shower room. A modern family bathroom completes the first-floor accommodation.

Externally, the home enjoys attractive gardens to both the front and rear, offering pleasant outdoor space, along with courtyard parking for two vehicles located to the rear.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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		





ACCOMMODATION

The property is arranged over two floor and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a composite entrance door. The hallway has a staircase leading to the first floor and access to:

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin with a tiled splashback.

LOUNGE

An attractive front facing reception room with ample space for a living room suite. There is a window to the front elevation.

DINING KITCHEN

A full width dining kitchen with a range of fitted wall and base units which are mounted with contrasting work surfaces with matching upstands. There is an integrated oven, hob and extractor hood, a stainless steel sink unit sits beneath a window to the rear elevation and there is space and plumbing for an automatic washing machine. There is also space for an American fridge freezer, room for a dining table, access to an understair cupboard and French doors leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a storage cupboard above the stairwell.

BEDROOM 1

A double bedroom positioned to the front of the

property, having fitted wardrobes and a window to the front elevation.

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with an electric shower and tiled inset. There is an illuminating mirror and a window to the side elevation.

BEDROOM 2

A second double bedroom which is positioned to the rear of the property.

BEDROOM 3

A good sized third bedroom with a window to the front elevation.

BATHROOM

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

OUTSIDE

FRONT

To the front of the property there is a lawned garden with hedging. A footpath leads to the entrance door and continues to the side of the property.

REAR

The rear garden is a good size and is mainly laid to lawn. A footpath continues to the side of the garden and leads to a gated entrance from the parking courtyard.

PARKING

There is courtyard parking to the rear of the property which provides space for two 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 - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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, it is however subject to an Estate Management charge. Further details and associated costs should be clarified by your legal representative.

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?

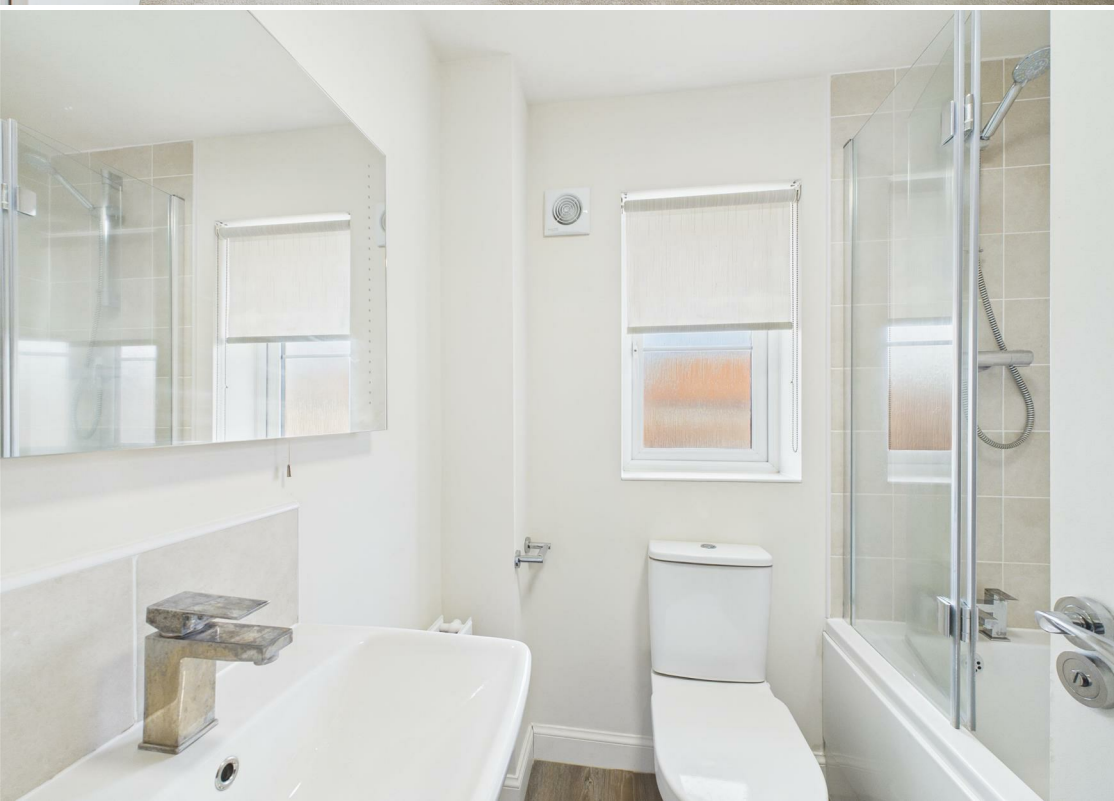
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

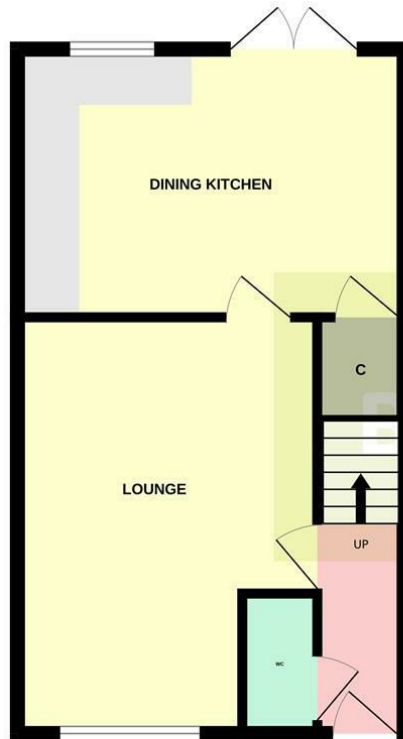
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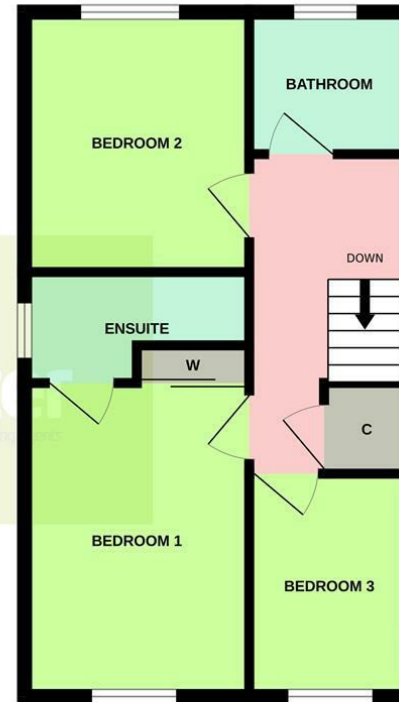
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GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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