Higham Way, Brough, HU15 1NA

£300,000

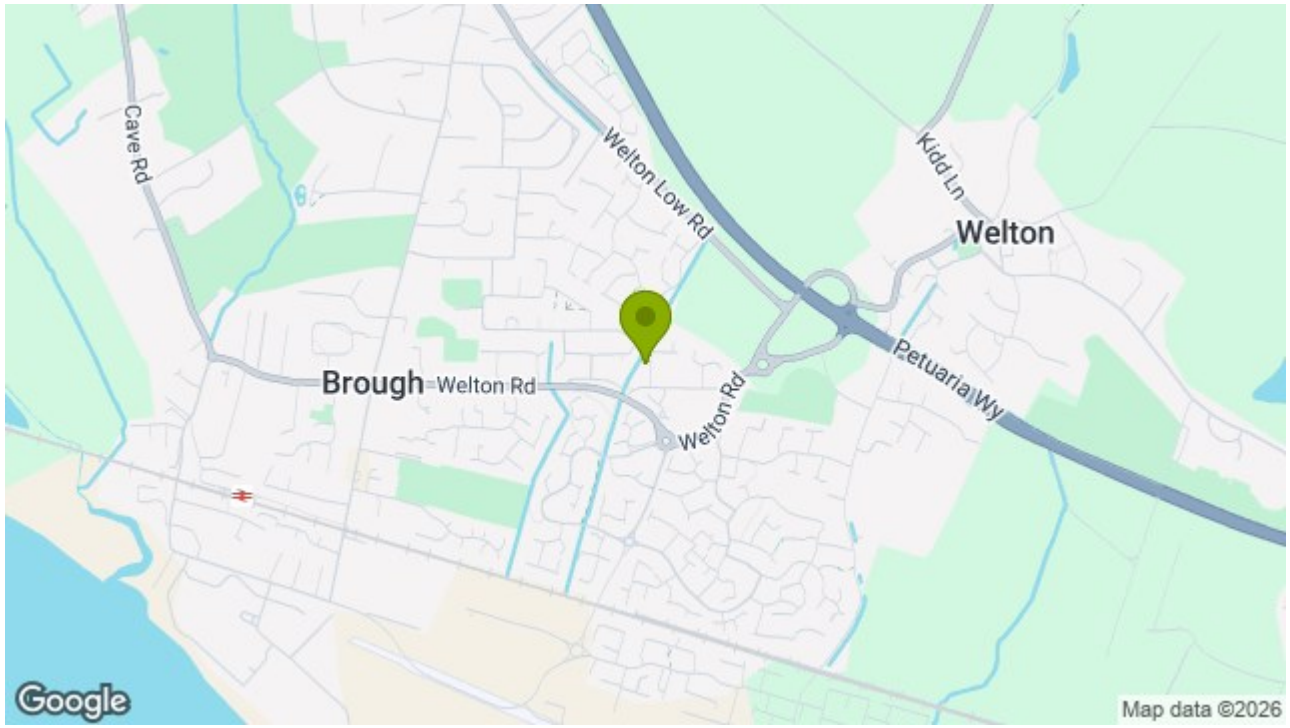
Philip Bannister
Estate & Letting Agents

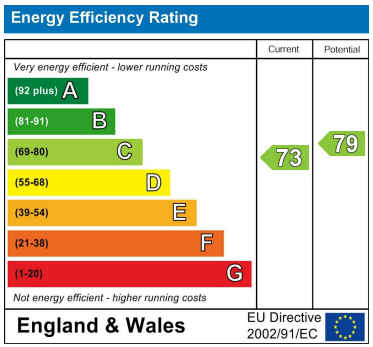
Higham Way,
Brough, HU15 1NA

This spacious and versatile 4-bedroom semi-detached home, offered with no onward chain. Thoughtfully extended and well-presented throughout, the property features a welcoming entrance hall, a bright front-facing lounge, and a modern fitted kitchen diner that flows seamlessly into a stunning orangery–perfect for entertaining or relaxing. The ground floor also includes two bedrooms and a bathroom, while the first floor offers two additional bedrooms and a second bathroom. Outside, enjoy a private westerly-facing garden, driveway parking, and a garage. An ideal home for families or those seeking flexible living space in a desirable location.

Key Features

- NO CHAIN
- Versatile 4 Bedroom Home
- Spacious Bay Fronted Lounge
- Dining Kitchen Opening To Orangery
- 2 Bathrooms
- Private Westerly Garden
- Driveway & Large Single Garage
- EPC = C
- Council Tax = C





LOVE

ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access through a composite entrance door, the hallway features a timber floor and fitted slide-front storage cupboards.

LOUNGE
A spacious bay fronted reception room with a feature fireplace housing a living flame gas fire.

KITCHEN DINER
The kitchen is fitted with a range of shaker style wall and base units which are mounted with "butchers block" worksurfaces beneath a tiled splashback. A Belfast sink unit sits beneath a window to the side elevation with appliances including a Stoves range beneath a matching hood, dishwasher, fridge and freezer, there is space and plumbing for an automatic washing machine. A dining/sitting area includes additional units and access to an under-stair storage cupboard. Opening to:

ORANGERY
A superb addition to the rear of the property with windows to the side and rear alongside French doors opening to the garden. The accommodation sits beneath a large glazed lantern.

INNER HALLWAY
With a staircase leading to the first floor.

BEDROOM 1
A double bedroom with a window to the front elevation.

BEDROOM 2
A versatile second bedroom with French doors opening to a decked terrace area and the rear garden.

BATHROOM
Fitted with a three piece suite comprising WC, wash basin and a shaped bath with matching screen and electric shower. There is partial wall tiling and part panelling.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level.

BEDROOM 3
A double bedroom with two Velux windows and access to a walk-in wardrobe.

BEDROOM 4
A further double bedroom with two Velux windows.

BATHROOM
Fitted with a three piece suite comprising WC, wash basin and a panelled bath. There is partial wall panelling.

OUTSIDE

FRONT
To the front of the property there is a lawned garden, a low level wall runs to the kerbside perimeter and a driveway provides ample off street parking.

REAR
The rear garden enjoys a westerly aspect and offers excellent privacy. The garden is mainly laid to lawn with a decked terrace tucked to one corner.

GARAGE
Towards the end of the driveway is a larger than average pre-fabricated single garage with up and over door, side personnel door, light and power.

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. A new boiler was installed circa 2024.
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.

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

MARVEL

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.

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.

AGENT NOTES.

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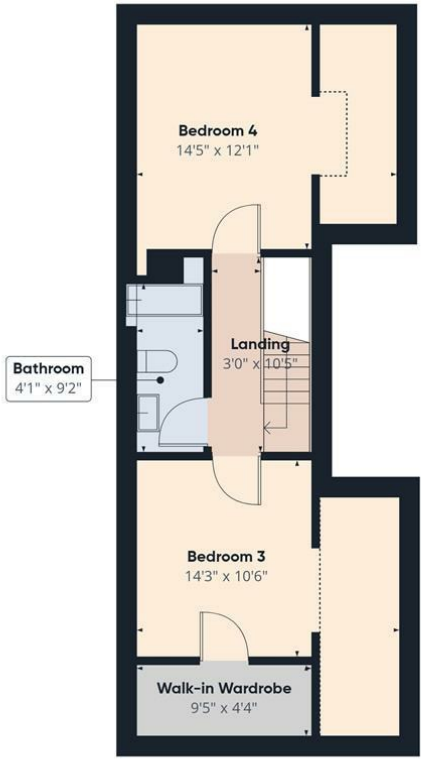
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn 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(1)

1499 ft²

Reduced headroom

100 ft²

(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.

GIRAFFE360

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