



Myrtle Way, Brough, HU15 1SR
£205,000

Philip
Bannister
Estate & Letting Agents

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Key Features

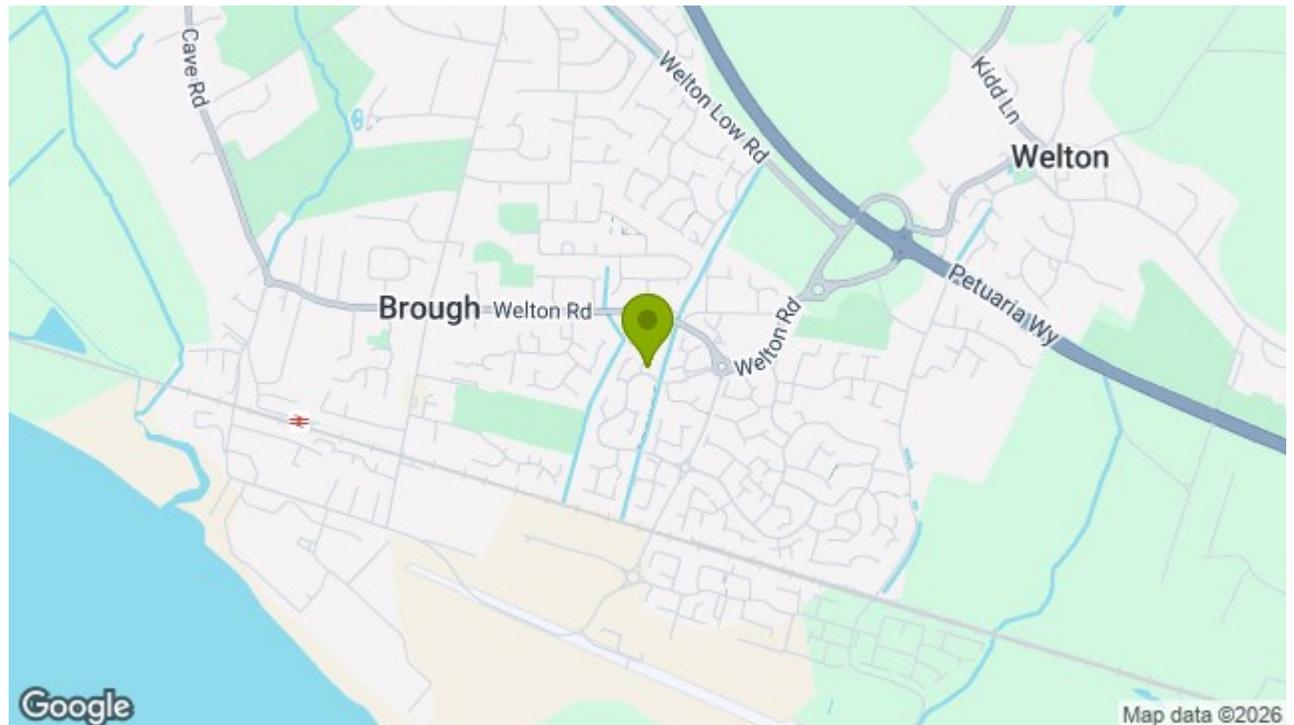
- NO CHAIN
- Spacious Town House
- 3 Double Bedrooms
- Generous Lounge
- Impressive Second Floor Bedroom, Walk-In-Wardrobe & Shower Room
- Rear Conservatory
- Courtyard Parking & Garage
- EPC = C
- Council Tax = C

NO CHAIN - Offered with no onward chain, this spacious three-storey townhouse provides an excellent opportunity for a buyer to put their own stamp on a property. The well-designed and thoughtfully arranged accommodation comprises an entrance hall with cloakroom/WC, a kitchen, a generous lounge, and a conservatory.

To the first floor are two well-proportioned double bedrooms and a family bathroom. The second floor features a suite with a large bedroom, walk-in wardrobe, and an adjacent shower room.

Externally, the property benefits from gardens and access to courtyard parking, along with a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	69	75
(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 three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door. A staircase leads to the first floor and there is a tiled floor.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and vanity wash basin with fixed storage. There is a continuation of the tiled flooring.

KITCHEN

The kitchen is fitted with a range of wall and base units which are mounted with worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, newly fitted oven, gas hob beneath a concealed extractor hood, space for an automatic washing machine, space for a dishwasher and space for a larger fridge freezer. There is a continuation of the tiled flooring and a window to the front elevation.

LOUNGE

A spacious 'L' shaped reception room with areas for a living room suite and dining table. There is a feature fireplace, window to the side elevation, large storage cupboard and French doors opening to:

CONSERVATORY

Of uPVC construction with glazed units and roof. There is a tiled floor and French doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a staircase leading to the second floor.

BEDROOM 2

A spacious double bedroom with two windows to the front elevation.

BEDROOM 3

A further spacious double bedroom with a window to the rear elevation.

BATHROOM

Fitted with a three piece suite comprising WC, vanity wash basin with storage unit and a panelled bath with a glazed shower screen above. There is partial wall tiling and a window to the side elevation.

SECOND FLOOR

LANDING

BEDROOM 1

A generous double bedroom with a dormer window to the front elevation, further window to the side and access to a walk-in wardrobe.

WALK-IN-WARDROBE

With fitted storage shelving hanging rails.

SHOWER ROOM

Fitted with a three piece suite comprising WC, vanity wash basin with storage and a shower enclosure with tiled inset and thermostatic shower. There is splashback wall tiling and a Velux window.

OUTSIDE

FRONT

To the front there is a gated entrance and footpath which leads to the property.

REAR

There is a gravel rear garden with established shrubbery, timber fencing and access to a rear courtyard.

GARAGE & PARKING.

To the rear of the property there is a shared courtyard which is accessed via Alder Close and leads to allocated parking and a garage. The garage has an up and over 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.

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 . (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.

Philip Bannister & Co.Ltd for themselves and for the vendors or 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.

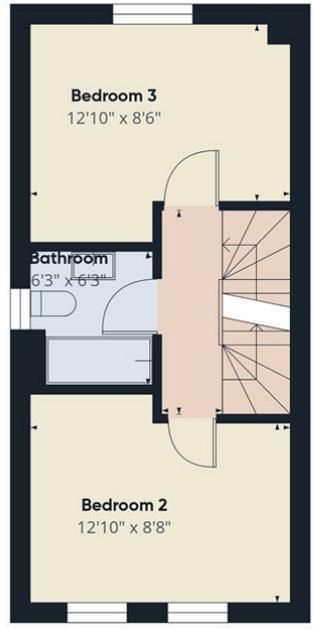
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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



Floor 2

Approximate total area⁽¹⁾
992 ft²

Reduced headroom
17 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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