



The Oval, Brough, HU15 1BT  
£175,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# The Oval, Brough, HU15 1BT

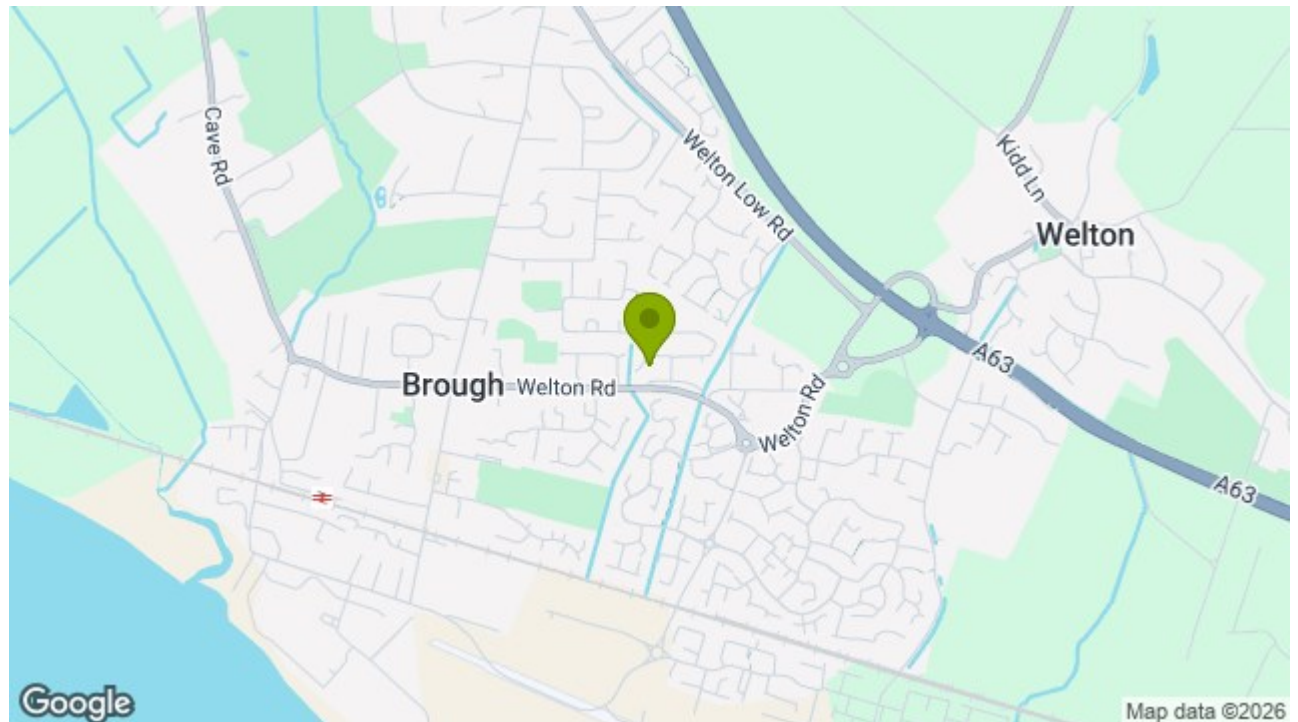
## Key Features

- NO CHAIN
- Scope For Improvement
- Generous Corner Plot
- 3 Good Sized Bedrooms
- Driveway & Garage
- Spacious Bay Fronted Lounge
- Kitchen & Potential Utility Room
- Council Tax = A
- EPC = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NO CHAIN - Offered to the market with no onward chain, this property presents a fantastic opportunity for a buyer looking to create a home tailored to their own taste. Occupying a generous corner plot with an excellent-sized garden, the accommodation offers scope for improvement. The ground floor comprises an entrance hall, a front-facing lounge enhanced by a bay window, a kitchen with a useful pantry, a WC, and a rear entrance area that offers potential to be adapted as a utility space.

To the first floor are three well-proportioned bedrooms and a shower room, providing comfortable family accommodation. Externally, the property benefits from a block-paved shared access driveway leading to a private parking area and garage, adding to the practicality and appeal of this home.









## ACCOMMODATION

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property via a uPVC entrance door. The hallway features a staircase to the first floor.

#### LOUNGE

A spacious front facing reception room with a box-bay window and a feature fireplace housing a living flame gas fire.

#### KITCHEN

The kitchen is fitted with a range of base units alongside tall units. There is a complementary worksurfaces beneath a tiled splashback and a stainless steel sink unit beneath a window to the rear elevation. There is a feature fireplace housing a gas fire and access to a built-in pantry cupboard.

#### REAR ENTRANCE

With a uPVC door leading from the rear garden. There is a window to the front elevation and access to an under stair cupboard.

#### CLOAKROOM/WC

Fitted with a WC and a window to the side elevation.

### FIRST FLOOR

#### LANDING

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

#### BEDROOM 1

A spacious double bedroom with a window to the rear and built-in storage cupboard.

#### BEDROOM 2

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

#### BEDROOM 3

A good sized third bedroom with a fitted cupboard over the stairwell and a window to the front elevation.

#### SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin with splashback and a glazed shower cubicle. A window is to the rear elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a block paved driveway which in turn leads to a shared driveway to private parking to the side of the house.

#### REAR

The rear garden is an excellent size and is mainly laid to lawn. There are gravel planting beds to the perimeter and a paved patio leading to two timber sheds.

#### GARAGE

Towards the end of the garage is a detached garage.

### 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 A. (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 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









Approximate total area<sup>m</sup>  
826 ft<sup>2</sup>

(1) Excluding balconies and terraces

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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