

Whitakers

Estate Agents



21 Sandfield Drive, Brough, HU15 1BN

£200,000

**** NO ONWARD CHAIN ****

Whitakers Estate Agents are pleased to present this recently refurbished dormer bungalow, nestled within a private cul-de-sac just off Welton Road in Brough – a residential area well regarded for its highly accessible transport links and local amenities.

Externally to the front aspect, there is a lawned garden with decorative planting; a side driveway providing ample off-street parking, and extends down the side of the property to a detached garage.

Upon entering, the resident is greeted by a welcoming entrance hall that follows to a spacious lounge with a charming feature fireplace with exposed brick surround, a fitted master bedroom, and a bathroom furnished with a two-piece suite, and separate W.C.

An inner lobby allows access to a spacious dining room that could be utilised as a second bedroom, and a fixed staircase that ascends to the second floor, which constitutes a third bedroom with storage in the eaves.

The generously sized enclosed garden features a raised lawn complemented by a patio seating area, and is enclosed to the boundary by wooden fencing.

The accommodation comprises

Front external



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Ground floor

Hall

UPVC double glazed door, central heating radiator, built-in storage cupboard, and carpeted flooring.

Lounge 16'10" x 12'4" (5.14 x 3.77)



Three UPVC double glazed windows, central heating radiator, feature fireplace with exposed brick surround, and carpeted flooring.

Dining room / bedroom two 10'5" x 11'9"
maximum (3.18 x 3.59 maximum)



UPVC double glazed window, central heating radiator, under stairs storage cupboard, and carpeted flooring.

Bedroom one 10'11" x 9'8" (3.33 x 2.97)



UPVC double glazed window, central heating radiator, fitted wardrobes and drawers, and carpeted flooring.

Kitchen 13'10" x 8'2" (4.24 x 2.50)



UPVC double glazed window, central heating radiator, laminate flooring, and fitted with a range of floor and eye level units, worktops with splashback tiles above, sink with mixer tap, plumbing for a washing machine, and integrated oven with hob and extractor hood above.

Bathroom



UPVC double glazed window, central heating radiator, panelled to splashback areas with laminate flooring, and furnished with a two-piece suite comprising bath with dual taps and electric shower, and vanity sink with mixer tap.

W.C.

UPVC double glazed window, Lino flooring, an furnished with a low flush W.C.

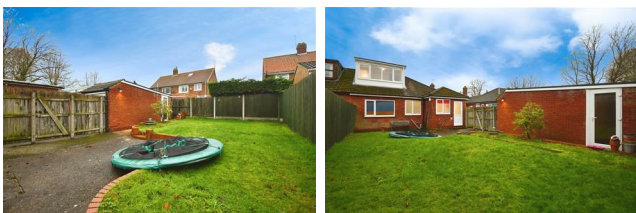
First floor

Bedroom three 10'6" x 12'3" (3.22 x 3.75)



UPVC double glazed window, central heating radiator, storage in the eaves, and carpeted flooring.

Rear external



The enclosed rear garden features a raised lawn, complemented by a patio seating area.

Garage and off-street parking



A side drive accommodates off-street parking for multiple cars, and extends down the side of the property to the detached garage. The garage can be accessed via an up-and over door or personal side door, and benefits from having connection to lighting and power.

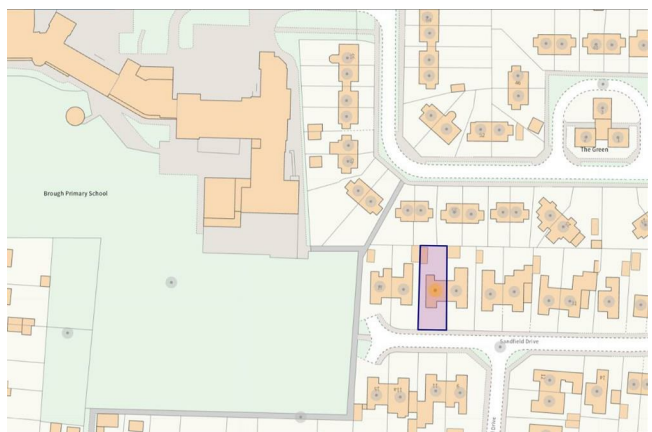
Additional features

The residence also benefits from having an outside tap.

Aerial view of the property



Land boundary



Tenure

The property is held under Freehold tenureship

Council Tax band

Local Authority - East Riding Of Yorkshire

Local authority reference number -
ELT161021000

Council Tax band - C

EPC rating

EPC rating - D

Material Information

Construction -

Conservation Area -

Flood Risk -

Mobile Coverage / Signal -

Broadband -

Coastal Erosion -

Coalfield or Mining Area -

Additional Services

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

Agents Notes

Services, fittings & equipment referred to in these sale particulars have not been tested (unless otherwise stated) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

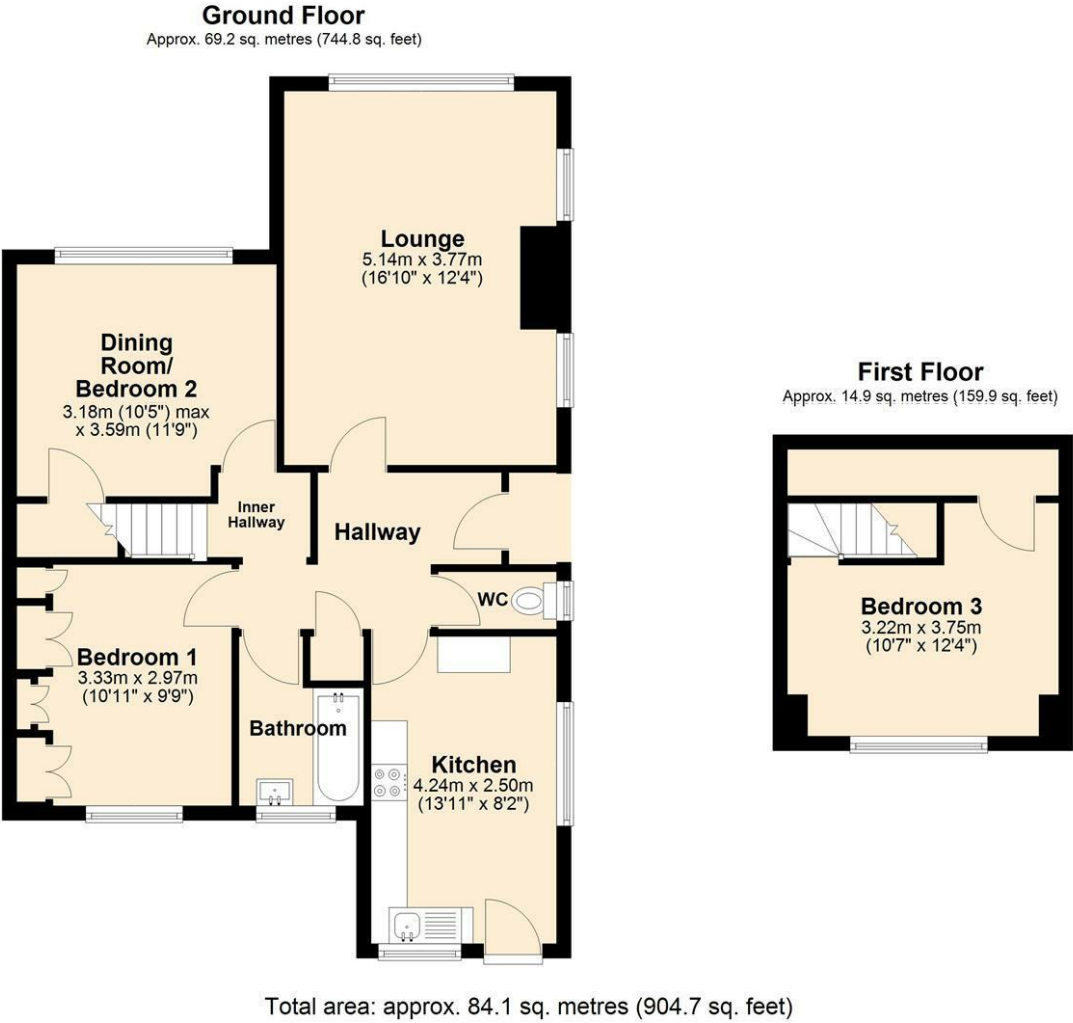
Free Market Appraisals / Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

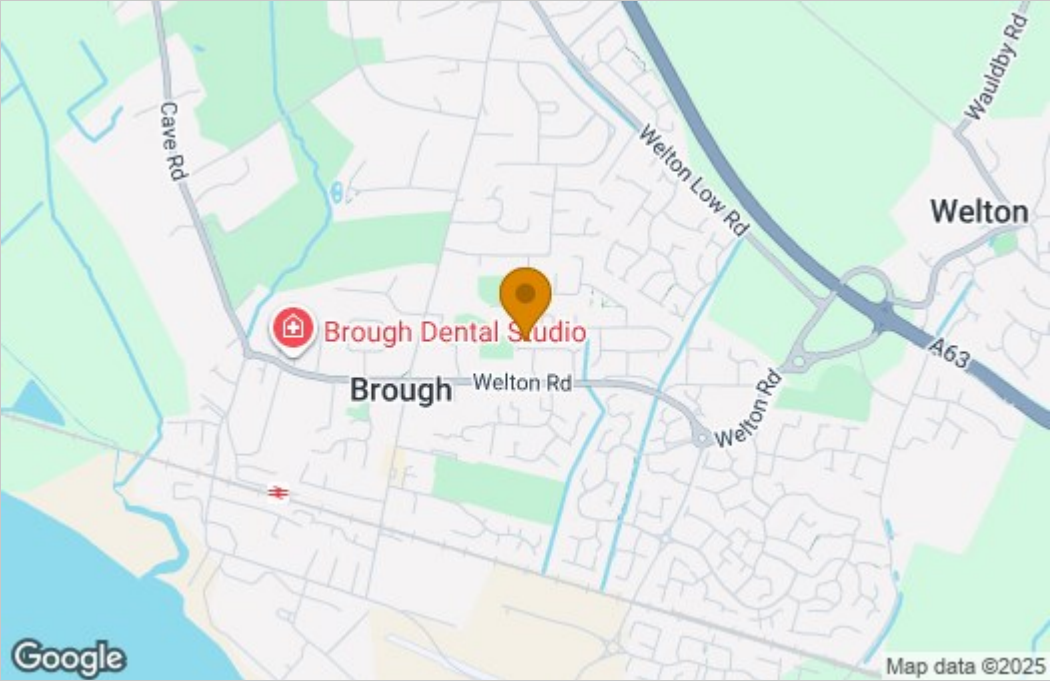
Whitakers Estate Agent Declaration

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

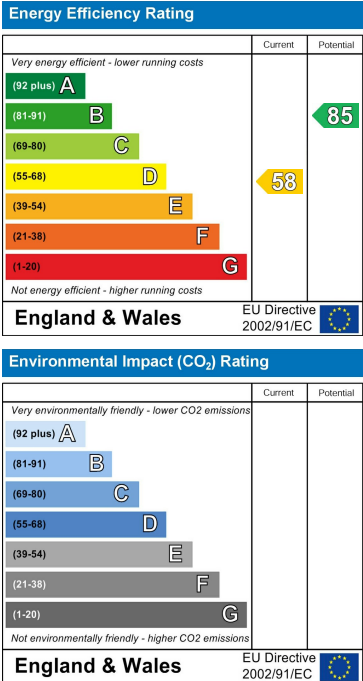
Floor Plan



Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.