Airedale Drive, Brough, HU15 1US

£295,000

Philip Bannister

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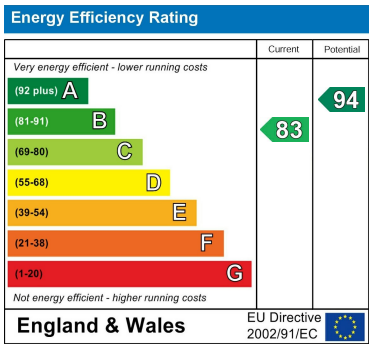
Key Features

- Modern Three-Bedroom Detached Home
- Southerly-Facing Rear Garden With Patio Seating Area
- Generous Dining Kitchen With Integrated Appliances
- Principal Bedroom With Dressing Area And En-Suite
- Spacious Lounge With Bay Window
- Separate Utility Room And Ground Floor Cloakroom
- Contemporary Family Bathroom
- Double-Width Driveway And Integral Garage
- EPC = B
- Council Tax = D



This attractive modern detached home offers well-presented accommodation, ideal for modern family living. The ground floor features a welcoming lounge, together with a spacious dining kitchen with integrated appliances and French doors opening onto the rear garden. A separate utility room and cloakroom/WC add further practicality, whilst to the first floor are three well-proportioned bedrooms, including a principal bedroom with dressing area and en-suite shower room, alongside a contemporary family bathroom.

Externally, the property benefits from a double-width driveway providing ample off-street parking and an integral garage. To the rear, the southerly-facing garden is one of the largest for this house-type and provides a lovely outdoor space, with a patio, lawn and dedicated seating areas, making it well suited to relaxing in the sunshine and entertaining during the warmer months.

ACCOMMODATION
The property offers well-proportioned accommodation arranged over two floors, comprising:

GROUND FLOOR

ENTRANCE HALL
Accessed via a residential entrance door, the welcoming hallway features attractive a staircase rising to the first floor.

LOUNGE
A front facing reception room with a bay window, plenty of room for lounge furniture and a useful storage cupboard is located beneath the stairs.

DINING KITCHEN
Spanning the full width of the property, this spacious and upgraded kitchen and dining area benefits from a rear bay incorporating French doors which open directly onto the garden. The kitchen is fitted with a selection of modern wall and base cabinets, complemented by contrasting work surfaces with matching upstands. A stainless steel sink is positioned beneath a rear-facing window, whilst the range of integrated appliances includes an electric oven, gas hob with extractor above, fridge freezer and dishwasher. There is ample room for a dining table and chairs, tiled flooring and undercabinet lighting.

UTILITY ROOM
Complementing the kitchen, the utility room features matching cabinetry, contrasting worktops and upstands. Provision is made for a washing machine, with plumbing in place, and space for a tumble dryer. There is a wall-mounted boiler, a window provides natural light to the rear and there is a continuation of the tiled floor.

CLOAKROOM/WC
Fitted with a two-piece suite comprising a pedestal wash basin and WC. There is a continuation of the tiled floor and a window to the side elevation.

FIRST FLOOR

LANDING
The first floor landing provides access to all the bedrooms and bathroom.

BEDROOM 1
A generously sized principal bedroom featuring a front-facing window and a separate dressing area with mirror fronted wardrobes.

EN-SUITE
The en-suite shower room is appointed with a three-piece suite incorporating a WC, pedestal wash basin and a shower enclosure with tiled inset and thermostatic shower. A rear-facing window provides natural light and there is a heated towel rail.

BEDROOM 2
A well-proportioned double bedroom situated to the front of the property, complete with a built-in wardrobe.

BEDROOM 3
A versatile third bedroom of good proportions, featuring decorative wall panelling and a window overlooking the rear garden.

BATHROOM
The contemporary family bathroom comprises a panelled bath with splashback tiling, pedestal wash basin and a WC. There is a heated towel rail and a rear-facing window.

OUTSIDE

FRONT
The front garden is predominantly laid to lawn, with a pathway leading from the driveway and providing access along the side of the property.

REAR
The appealing rear garden enjoys a southerly aspect and is an excellent size, being one of the largest for this house type on the development. The garden is mainly laid to lawn and has an attractive patio area extending from the house, taking advantage of the sunny southerly aspect. There is timber fencing to the perimeter.

DRIVEWAY & GARAGE
A double-width driveway provides convenient off-street parking and leads to the integral garage, which is fitted with an up-and-over door and benefits from both lighting 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 D. (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.

HOOVER
DYNAMIC NEXT

TENURE
We understand that the property is Freehold, there is however an Estate Charge and associated costs.

VIEWINGS.
Strictly by appointment with the sole agents.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.
Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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.

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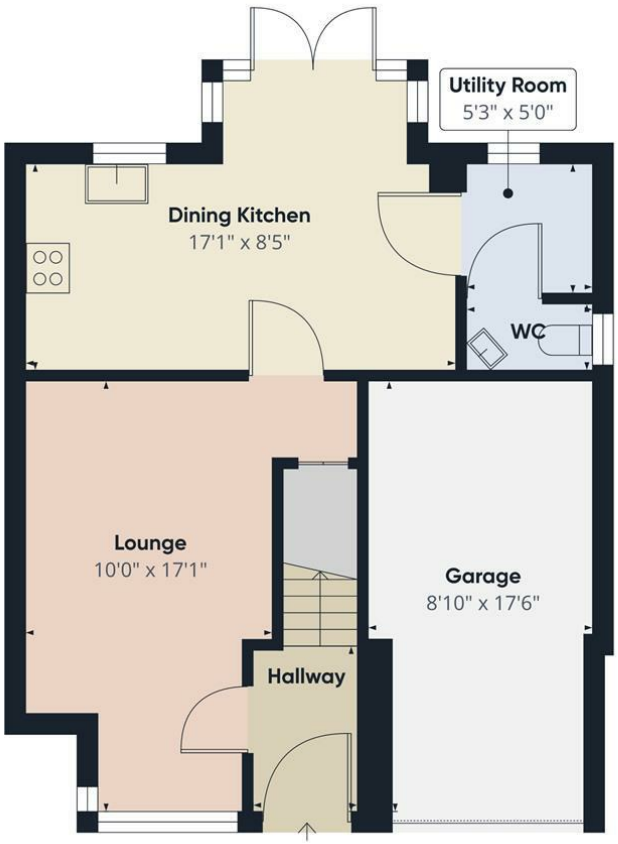
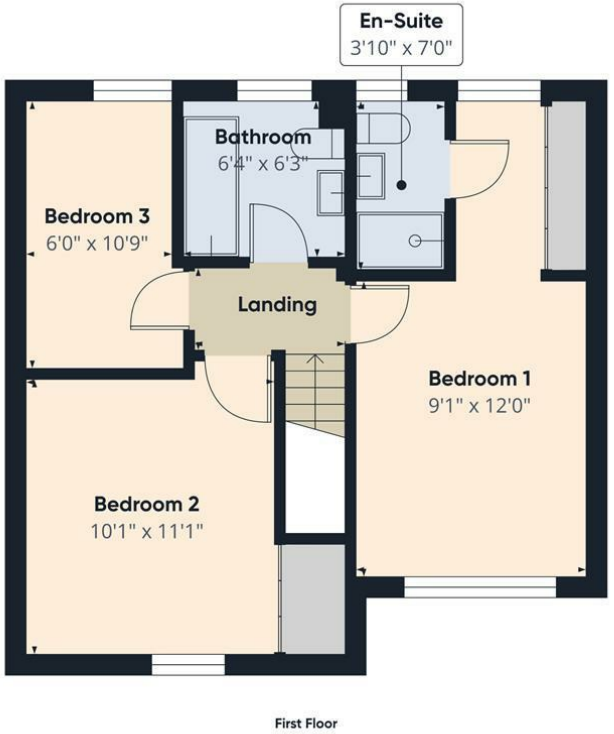
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn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

Relax





Approximate total area[1]

1002 ft²

(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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