

Station Road, Brough, HU15 1EA

£162,500

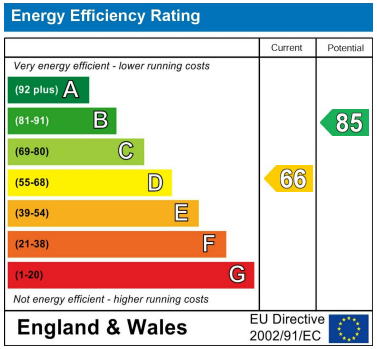
Philip Bannister

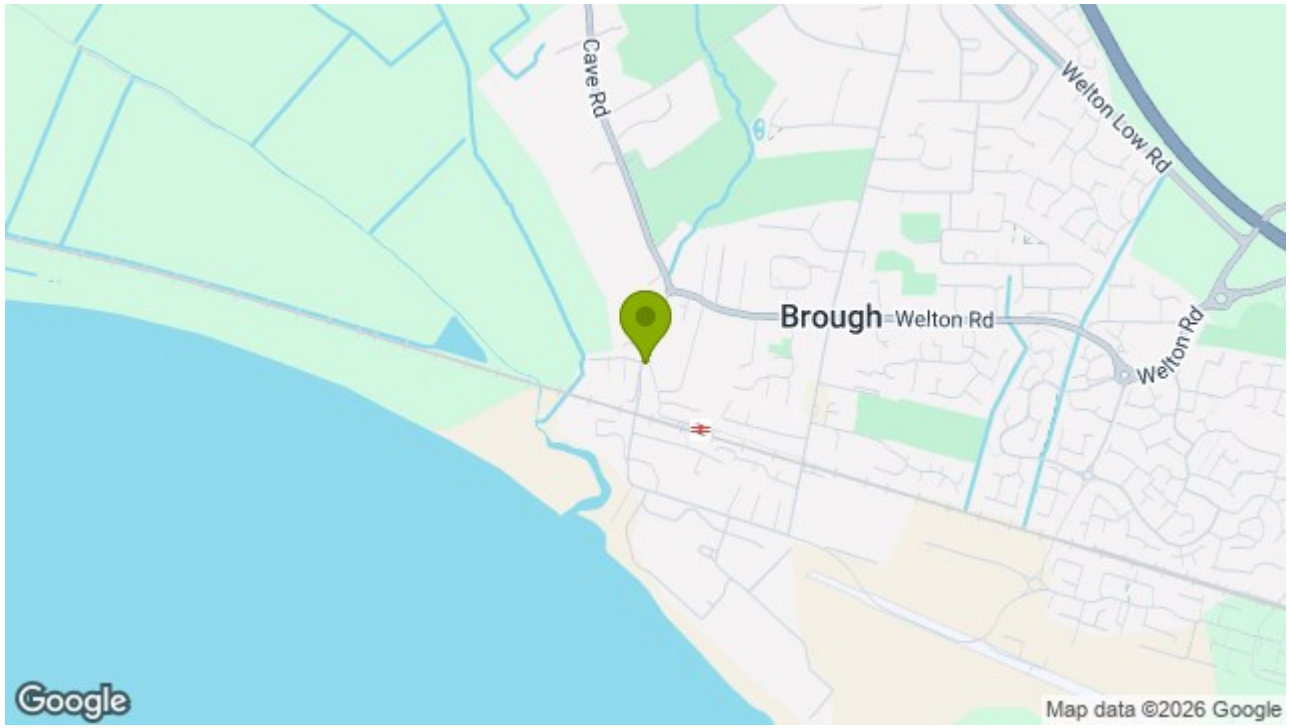
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Brough, HU15 1EA

NO CHAIN - Offered for sale with no onward chain, this traditional two-bedroom mid-terrace home enjoys a convenient location close to a range of local amenities, including a mainline railway station, making it an ideal choice for commuters. The property has recently benefited from a new roof and offers well-proportioned accommodation comprising a welcoming lounge with an attractive fireplace, separate dining room and kitchen to the ground floor. To the first floor are two bedrooms and a family bathroom. Externally, the property enjoys a rear garden, providing useful outdoor space.

Key Features

- NO CHAIN
- Traditional Mid-Terrace Home
- 2 Bedrooms
- 2 Reception Rooms
- Fitted Kitchen
- Rear Garden
- Convenient Location Close To Mainline Railway
- Recently Re-Roofed
- EPC = D
- Council Tax = A








Digitally Altered





ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

LOUNGE
Accessed via a timber entrance door, opening to a front facing reception room with a beautiful cast open fireplace providing a real focal point. There is a window to the front elevation and access to understair storage.

DINING ROOM
A second reception room with a window to the rear elevation and a door leading to the staircase. Opening to:

KITCHEN
A cottage style shaker kitchen which features a range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a composite sink unit with a mixer tap beneath a window to the side elevation, integrated cooker, hob and concealed extractor hood, space and plumbing for a dishwasher, washing machine and further slimline appliance. There is a wall mounted boiler, further window to the side elevation and a door leading to the rear of the property.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level.

BEDROOM 1
A double bedroom with a window to the front elevation and a built-in alcove cupboard.

BEDROOM 2/DRESSING ROOM
A versatile second bedroom, with a window to the rear and access to:

BATHROOM
Fitted with a three piece suite comprising WC, panelled bath with mixer shower and a vanity wash basin within a fixed cabinet. There are partially tiled walls, heated towel rail and a window to the rear elevation.

OUTSIDE
To the rear of property there is a westerly garden which has been designed for low maitenance, with a circular pato, footpath and gravel borders. There is a raised planting bed, timber fencing and a gate leading from Saltgrounds Road.

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, with the front door being timber.
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
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.

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.

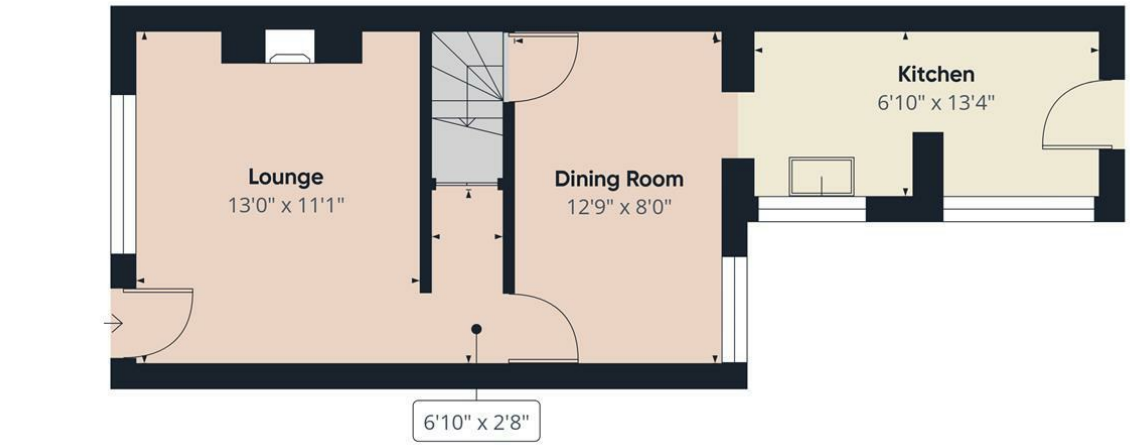
THINKING OF SELLING?.
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with 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

Approximate total area(1)

629 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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