

Lancaster Way, Brough, HU15 1TZ

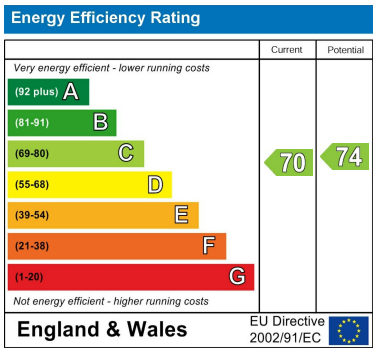
£210,000

Philip Bannister

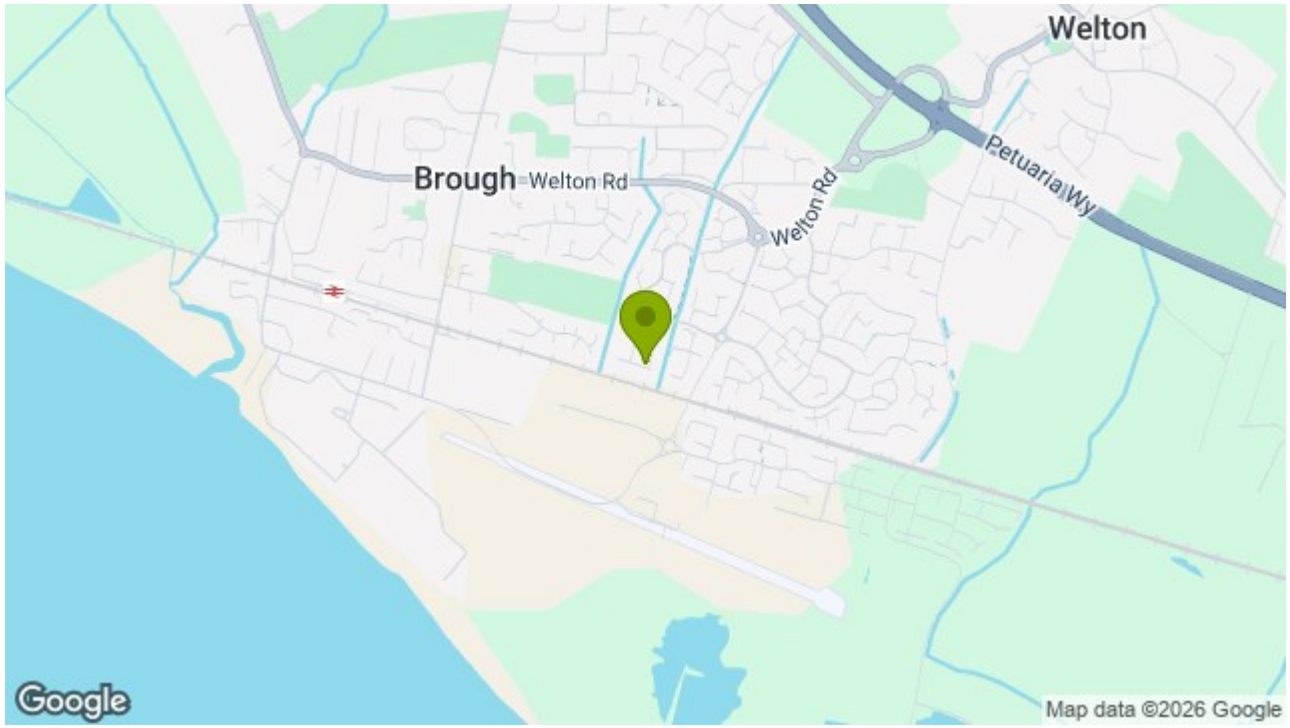
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Key Features

- COMPETITIVELY PRICED HOUSE
- 4 Good Sized Bedrooms
- Modern Bathroom & En-Suite
- 2 Versatile Reception Rooms
- Dining Kitchen + Utility Room
- Ground Floor Cloakroom/WC
- Enclosed Rear Garden
- Driveway & Garage
- EPC = C
- Council Tax = D



This semi-detached townhouse provides spacious and versatile accommodation arranged over three floors, making it an ideal choice for family living. Occupying an attractive position within the development, the property enjoys a pleasant outlook to the front and offers four well-proportioned bedrooms. The ground floor comprises an entrance hall, cloakroom/WC, versatile sitting room, breakfast kitchen and useful utility room. To the first floor is a generous lounge alongside a double bedroom with modern en-suite facilities, whilst the second floor offers three further bedrooms and a contemporary family bathroom. Externally, the property benefits from gardens to both the front and rear, a driveway providing off-street parking and a single garage. Competitively priced to attract interest, the property also benefits from a short onward chain of just one property, making this an appealing opportunity for buyers.











ACCOMMODATION
The property offers spacious accommodation arranged over three floors, briefly comprising the following:

GROUND FLOOR

ENTRANCE HALL
Accessed via a residential entrance door, the entrance hall provides a welcoming introduction to the property, with access to the ground floor rooms and a staircase leading to the first floor.

CLOAKROOM/WC
Fitted with a two-piece suite comprising a WC and wash basin.

SITTING ROOM
A versatile reception room positioned to the front of the property, featuring a front-facing window and offering a range of potential uses.

DINING KITCHEN
A well-equipped kitchen fitted with an extensive range of wall and base units, complemented by contrasting work surfaces and tiled splashbacks. There is a stainless steel sink positioned beneath the rear-facing window, together with a range of integrated appliances including a double oven and grill, gas hob with concealed extractor and dishwasher. Additional features include a tiled flooring and ample room for a dining table.

UTILITY ROOM
Fitted with further wall and base units with work surfaces over and a tiled splashback, plumbing for a washing machine and a door providing direct access to the rear garden.

FIRST FLOOR

LANDING
Providing access to the first-floor accommodation, with a further staircase rising to the second floor.

LOUNGE
A particularly spacious L-shaped reception room offering plenty of room for lounge furniture. The room benefits from a feature fireplace and two windows to the front elevation, allowing plenty of natural light.

BEDROOM 1
A generously proportioned double bedroom positioned towards the rear of the property, enjoying a pleasant outlook and benefiting from its own en-suite facilities.

EN-SUITE
The modern en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There is wall tiling and a window to the rear.

SECOND FLOOR

LANDING
With access to the second-floor bedrooms and bathroom, together with a useful built-in airing cupboard.

BEDROOM 2
A good-sized double bedroom situated to the rear of the property, with a window overlooking the garden.

BEDROOM 3
Another well-proportioned double bedroom, enjoying a front-facing aspect.

BEDROOM 4
A versatile additional room which would make an ideal fourth bedroom, home office or study, with a window to the front elevation.

BATHROOM
The family bathroom is recently fitted and comprises a three-piece suite of WC, pedestal wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There is wall tiling and a window to the rear.

OUTSIDE
The rear garden is enclosed by a combination of brick walling and timber fencing, making it an enclosed space. Predominantly gravelled for ease of maintenance, there is a seating area immediately outside the rear door, with plenty of space for outdoor dining and entertaining during the warmer months. A rear gate provides convenient access to the garage and driveway parking.

DRIVEWAY & GARAGE
A block paved driveway provides off street parking and leads to 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 . (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.

PHOTOGRAPH DISCLAIMER
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.

MATERIAL INFORMATION
The property is being offered for sale following a part-exchange arrangement. Whilst every effort has been made to ensure that the particulars and information provided are accurate and up to date, some details, including certain material information, may be inaccurate, incomplete or unavailable. Any information supplied should therefore be independently verified by prospective purchasers, and no reliance should be placed upon the particulars without making the necessary enquiries.

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.

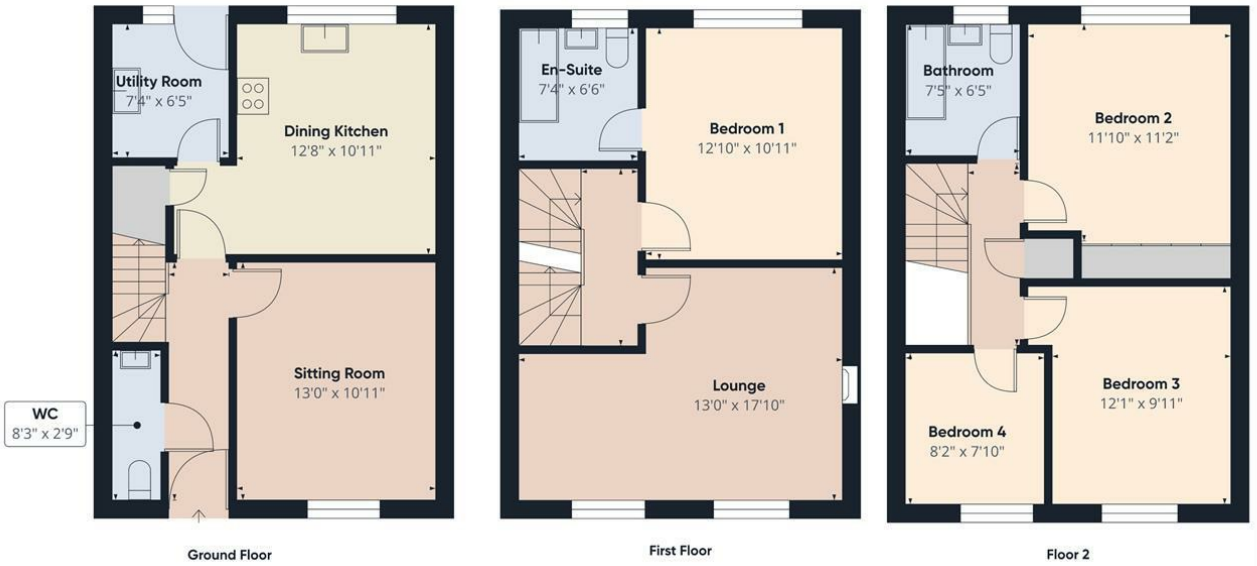
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Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not 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











Approximate total area[1]

1289 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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