


**Dearne Court, Brough, HU15 1GL**

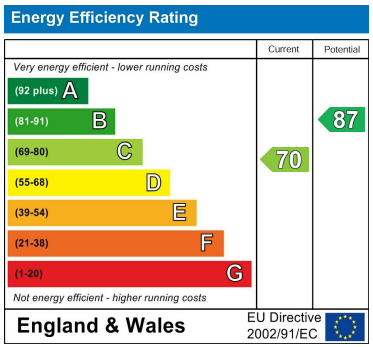
£169,950

Philip Bannister

# Dearne Court, Brough, HU15 1GL

## Key Features

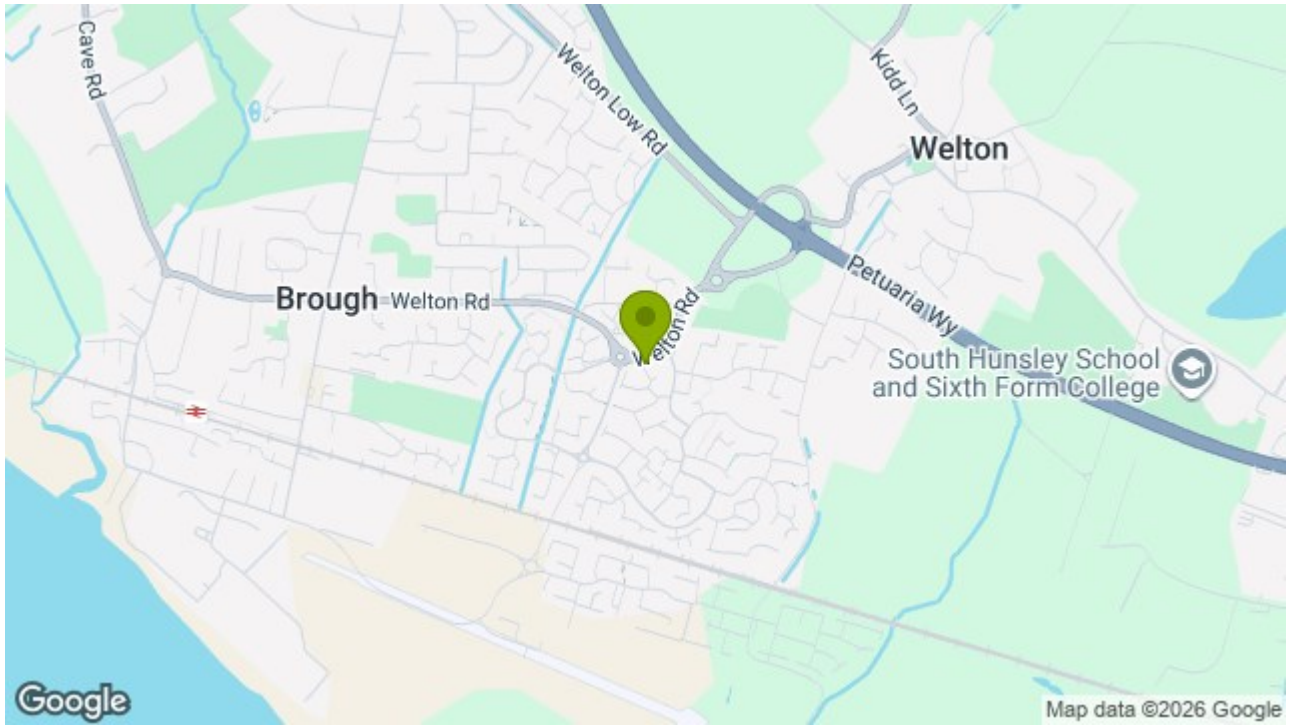
- NO CHAIN
- 2 Bedroom End-Terrace Home
- Ideal For First Time Buyer, Investment Or Downsizer
- En-Suite To Bedroom 1
- Fitted Wardrobes
- Full Width Dining Kitchen
- Ground Floor Cloaks/WC
- Gardens + Land To Side
- Allocated Parking
- EPC = C / Council Tax = B




NO CHAIN - An excellent opportunity to purchase this two-bedroom home, ideally suited to first-time buyers or investors alike. The property offers well-proportioned accommodation arranged over two floors, including an entrance hall with cloakroom/WC, a front-facing lounge and a full-width dining kitchen to the rear with a range of fitted appliances.

To the first floor are two double bedrooms, with the principal bedroom benefiting from en-suite facilities, together with a separate house bathroom.

Externally, the property enjoys a private rear garden, additional garden land to the side, a low-maintenance frontage and allocated parking.











## ACCOMMODATION
The property is arranged over two floors and briefly comprises the following accommodation:

## GROUND FLOOR

## ENTRANCE HALL
Accessed via the front entrance door, the hallway has a laminate wood floor and provides access to the ground floor accommodation, with a cloakroom/WC off.

## CLOAKROOM/WC
Fitted with a two-piece suite comprising WC and wash hand basin. There is a tiled floor and half tiled walls.

## LOUNGE
A good-sized reception room positioned to the front of the property, featuring a window to the front elevation and a feature fireplace housing an electric fire. There is a laminate floor running throughout and a useful understairs storage cupboard.

## DINING KITCHEN
Fitted with a range of wall and base units incorporating contrasting work surfaces and a tiled splashback. There is a stainless steel sink positioned beneath the rear-facing window, together with a range of integrated appliances including a double oven, hob with concealed extractor, washer dryer and fridge freezer. Sliding patio doors provide access to the rear garden, with ample space for a dining table.

## FIRST FLOOR

## LANDING
Providing access to the first floor accommodation, with a built-in airing cupboard housing the hot water cylinder.

## BEDROOM 1
A good-sized principal bedroom with a window to the front elevation, fitted wardrobes and access to the en-suite facilities.

## EN-SUITE
Fitted with a three-piece suite comprising WC, pedestal wash hand basin and shower cubicle with tiled inset. The room also benefits from half tiled walls, a tiled floor and a window to the front elevation.

## BEDROOM 2
A second bedroom with a window overlooking the rear garden and a fitted wardrobe.

## BATHROOM
Fitted with a three-piece suite comprising WC, pedestal wash hand basin and panelled bath. There are half tiled walls, a tiled floor and a window to the rear elevation.

## OUTSIDE

## FRONT
To the front of the property there are slate-effect planted borders, established hedging, with a pathway leading to the entrance door.

## REAR
The rear garden enjoys a good degree of privacy and is partly enclosed by walling. A paved patio sits immediately to the rear of the property, with a lawn beyond and a garden shed. In addition, there is a further area of garden land to the side, providing an additional lawned space with hedging forming the boundary.

## PARKING
There is an allocated parking space to the front of the property.

## 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 B. (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


BREAD
LURPAK







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












1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk