

Birch Place, Brough, HU15 1TT

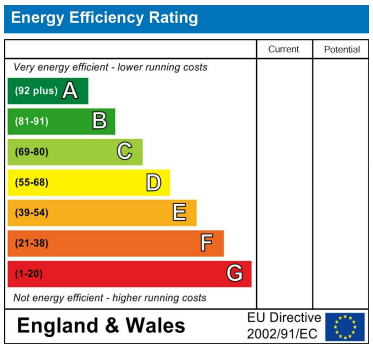
£350,000

Philip Bannister

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Brough, HU15 1TT

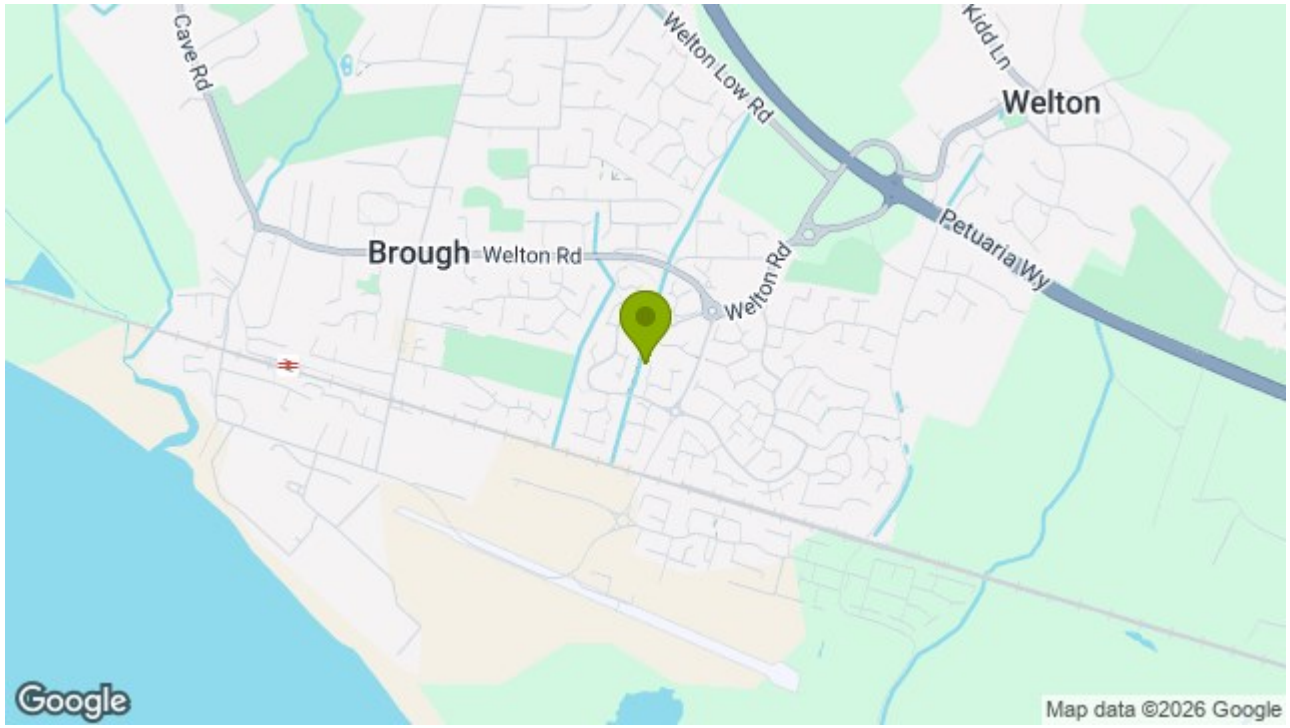
Key Features

- NO CHAIN
- Extended Detached Home
- 4 Good Sized Bedrooms
- Fabulous Full Width Dining Kitchen
- Modern Bathroom & En-Suite
- Private Westerly Garden
- Driveway Parking & Garage
- Day Room Off Kitchen
- EPC = TBC
- Council Tax = E



Offered for sale with NO ONWARD CHAIN, this impressive detached family home has been extended and upgraded in recent years to create a superb range of modern and versatile living accommodation. Situated within a popular cul-de-sac, the property is particularly well suited to family life, with the standout feature being the fabulous open plan dining kitchen, complete with central island and a range of fitted appliances, which opens directly into a day room to create an excellent sociable living space.

The ground floor also comprises an entrance hall, useful utility room with WC and a spacious front-facing lounge. To the first floor are four good-sized bedrooms, including a modern en-suite to the principal bedroom, together with a contemporary family bathroom. Outside, the property enjoys a private westerly facing rear garden, ideal for making the most of the afternoon and evening sun, whilst a side driveway provides good off-street parking.








ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door. The hallway features a tiled floor and provides access to the rooms at ground floor level. There is a staircase leading to the first floor and an undertstair cupboard.

UTILITY ROOM/WC
Fitted with a modern suite comprising WC and wash basin within a fixed unit. There is space and plumbing for an automatic washing machine, worksurface, tiled floor and a window to the side elevation.

LOUNGE
A front facing reception room with a bay window, feature fireplace and wooden floor throughout. Folding doors lead to the kitchen.

DINING KITCHEN
This impressive open-plan space provides distinct areas for cooking, informal and formal dining. The kitchen is fitted with an extensive range of concrete-effect wall and base units, complemented by compact laminate work surfaces and a tiled splashback. A 1½ bowl quartz sink with mixer tap is positioned beneath a rear-facing window, whilst a comprehensive range of integrated appliances includes twin Bosch ovens and a dishwasher. An induction hob is set within a central island, which incorporates an overhanging breakfast bar. There is also space for an American-style fridge freezer.

The dining area offers ample room for a family-sized table, alongside a full wall of contrasting storage units which complement the kitchen cabinetry. The tiled flooring continues throughout, with two openings leading to:

DAY ROOM
A fantastic addition to the rear of the property offering a great space for relaxation. There are two triple glazed skylight windows and French doors opening to the rear.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in airing cupboard.

BEDROOM 1
A double bedroom with fitted wardrobes and two windows to the front elevation.

EN-SUITE
A contemporary en-suite which is fitted with a three piece suite comprising WC and vanity wash basin within a fixed storage unit, and a shower cubicle with a thermostatic shower. There is tiling to the walls, heated towel rail and a window to the side elevation.

BEDROOM 2
A second double bedroom which has a window to the rear elevation and fitted wardrobes.

BEDROOM 3
A further double bedroom with a window to the front elevation.

BEDROOM 4
A good sized fourth bedroom, which is currently utilised as an office, with a window to the rear.

BATHROOM
The modern bathroom features a three piece suite comprising WC and vanity wash basin within a fixed unit, and a panelled bath with a thermostatic shower and glazed screen over. There is wall tiling, floor tiling, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT
To the front of the property there is a lawned garden with planting and a footpath leading to the entrance door.

REAR
The rear garden offers excellent privacy and is not directly overlooked. There is a block paved patio area adjoining the day room which continues to the side, a lawn and planting beds.

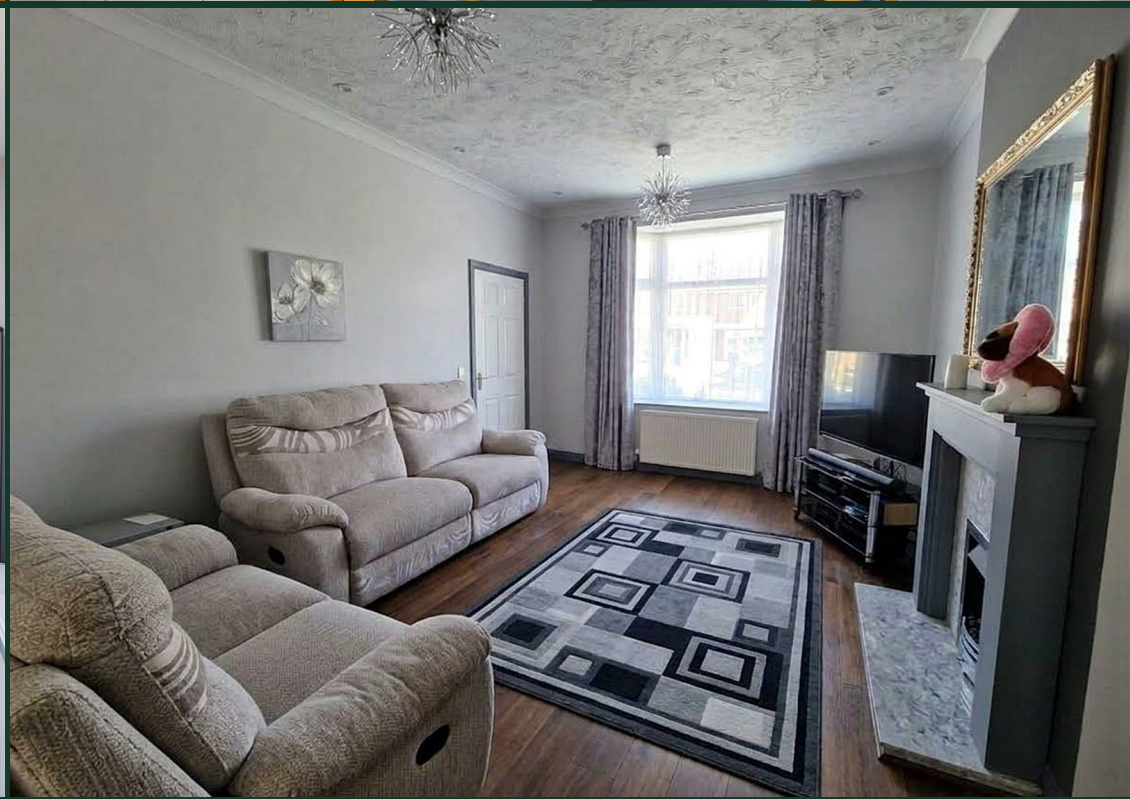
DRIVEWAY & GARAGE
To the side of the property there is a block paved driveway which offers excellent parking provisions and leads to a garage. The garage features an up and over door, light and power. To the side of the house there is also an EV charger (available via separate negotiation).

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










Vanish
Hotpoint







this property is Band E. (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.

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.

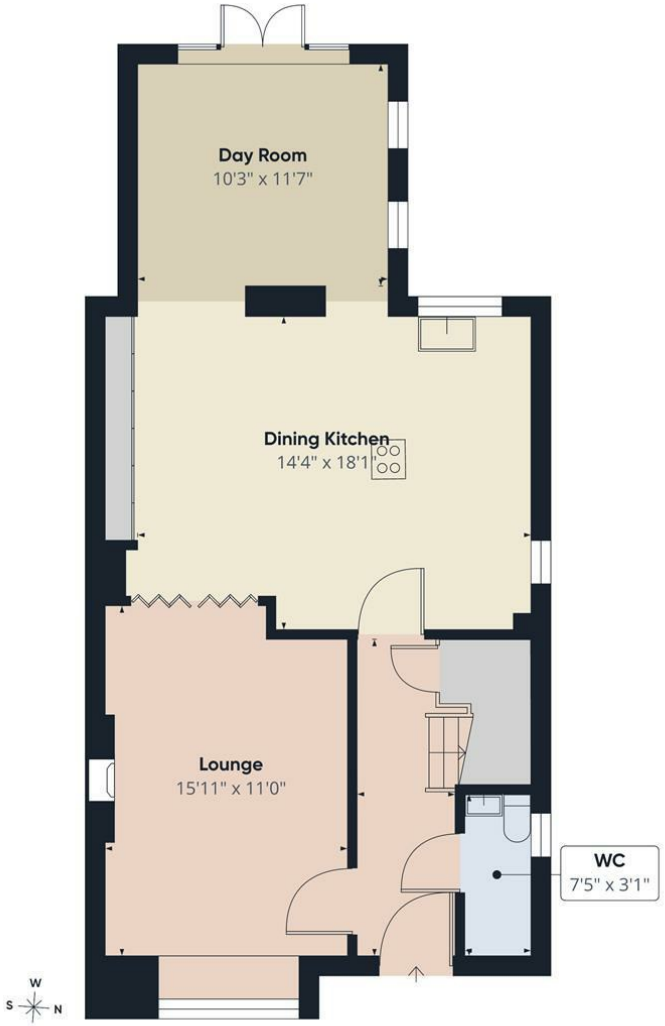
AGENT NOTES.
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract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



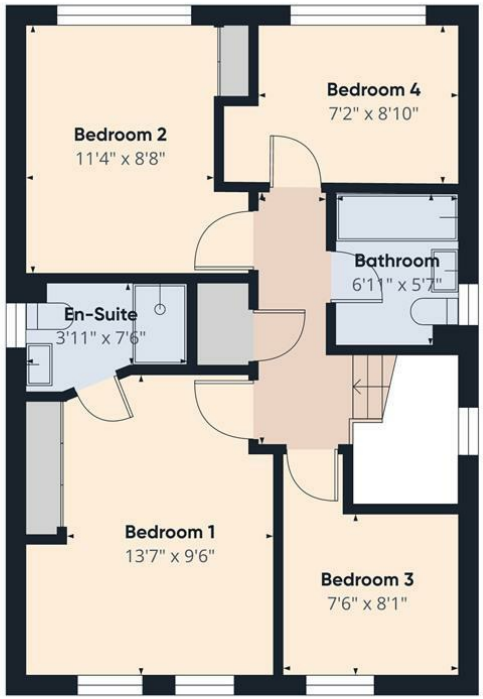








Ground Floor



First Floor

Approximate total area(1)

1218 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.

GIRAFFE360

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