

Calder Square, Brough, HU15 1GE

£212,000

Philip Bannister

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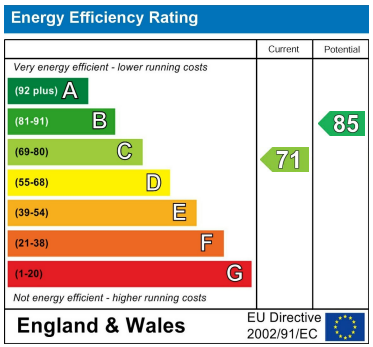
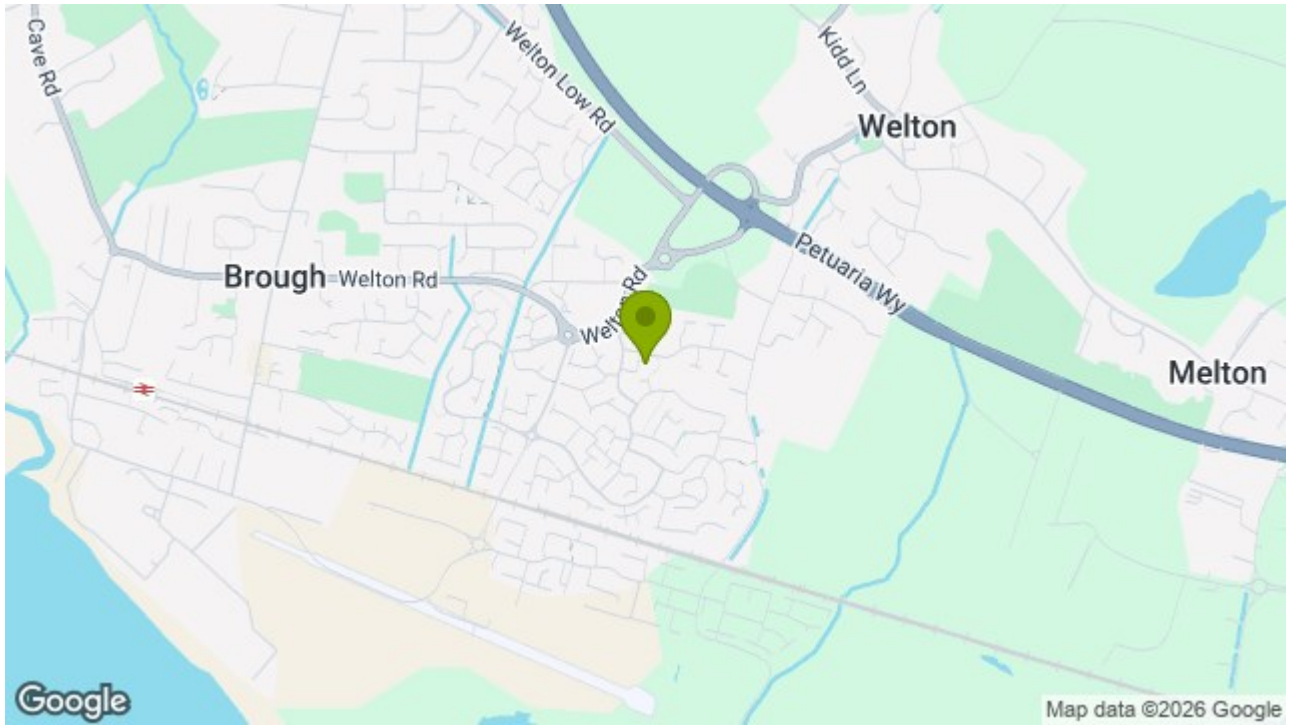
Key Features

- NO ONWARD CHAIN
- Versatile 3 / 4 Bedroom Home (2 Fitted)
- Spacious Accommodation Throughout
- First Floor Lounge With Juliet Balcony
- Fitted Dining Kitchen
- En-Suite To Primary Bedroom
- Private Rear Garden
- Allocated Parking & Garage
- EPC = C
- Council Tax = D



Offered for sale with NO ONWARD CHAIN, this versatile four-bedroom home occupies a courtyard setting and provides well-arranged accommodation over three floors. The ground floor features a spacious dining kitchen, cloakroom/WC and a flexible fourth bedroom which could equally serve as a snug, home office or additional reception room. To the first floor is an attractive lounge with Juliet balcony overlooking the rear garden, together with a further double bedroom. The second floor provides two additional double bedrooms, both with fitted wardrobes, with the principal bedroom benefiting from en-suite facilities. A separate family bathroom completes the accommodation at this level.

Outside, the property enjoys a private rear garden, whilst to the front there is an allocated parking space and a single garage within the courtyard setting. An appealing home offering flexible accommodation to suit a variety of needs, with the added benefit of no onward chain.





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ACCOMMODATION
The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Accessed via composite entrance door, the hallway has a staircase leading to the first floor accommodation. Internal access to the accommodation at ground floor level.

CLOAKROOM/WC
Fitted with a white two piece suite comprising WC and pedestal wash basin, together with half-height tiling.

SNUG/BEDROOM 4
A versatile room which could be used as a ground floor bedroom, snug or home office space. There is a useful understairs storage cupboard and a window to the front elevation.

DINING KITCHEN
Fitted with an excellent range of gloss wall and base units with complementary work surfaces and splashbacks. A composite sink unit with mixer tap sits beneath a window to the rear, a range of integrated appliances include a fridge freezer, whilst a freestanding range cooker is positioned beneath an extractor hood. There is further space and plumbing for a washing machine and additional appliance, together with ample room for a dining table and chairs. A door provides access to the rear garden.

FIRST FLOOR

LANDING
With access to the first floor accommodation and a staircase leading to the second floor.

LOUNGE
A particularly pleasant reception room featuring French doors opening onto a Juliet balcony overlooking the rear garden.

BEDROOM 3
A good sized double bedroom with two windows to the front elevation.

SECOND FLOOR

LANDING
Providing access to the second floor accommodation, together with a built-in airing cupboard.

BEDROOM 2
A further double bedroom with fitted wardrobe and a dormer-style window to the front elevation.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower attachment. There are tiled walls and floor.

BEDROOM 1
A principal bedroom featuring fitted wardrobes and three Velux roof windows. A door leads to the en-suite facilities.

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin with splashback and a shower enclosure with thermostatic shower and tiled inset. There is a tiled floor and a heated towel rail.

OUTSIDE

FRONT
To the front of the property is a gravelled forecourt garden with a pathway leading to the entrance door.

REAR
The rear garden enjoys a good degree of privacy and features a paved patio adjoining the property, leading onto a lawned garden with timber fencing to the boundaries, with a gate to the side.

GARAGE & PARKING
The property benefits from a designated parking space within the courtyard to the front. A single garage is also included, located within a nearby block and fitted with both light 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.

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











Approximate total area(1)

1078 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk