

Harewood Crest, Brough, HU15 1QD

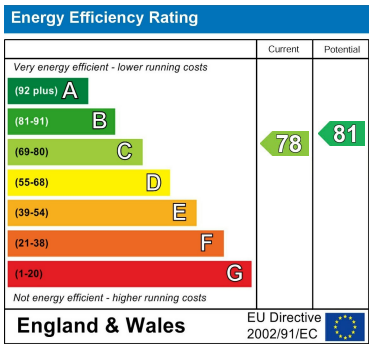
£390,000

Philip Bannister
Estate & Letting Agents

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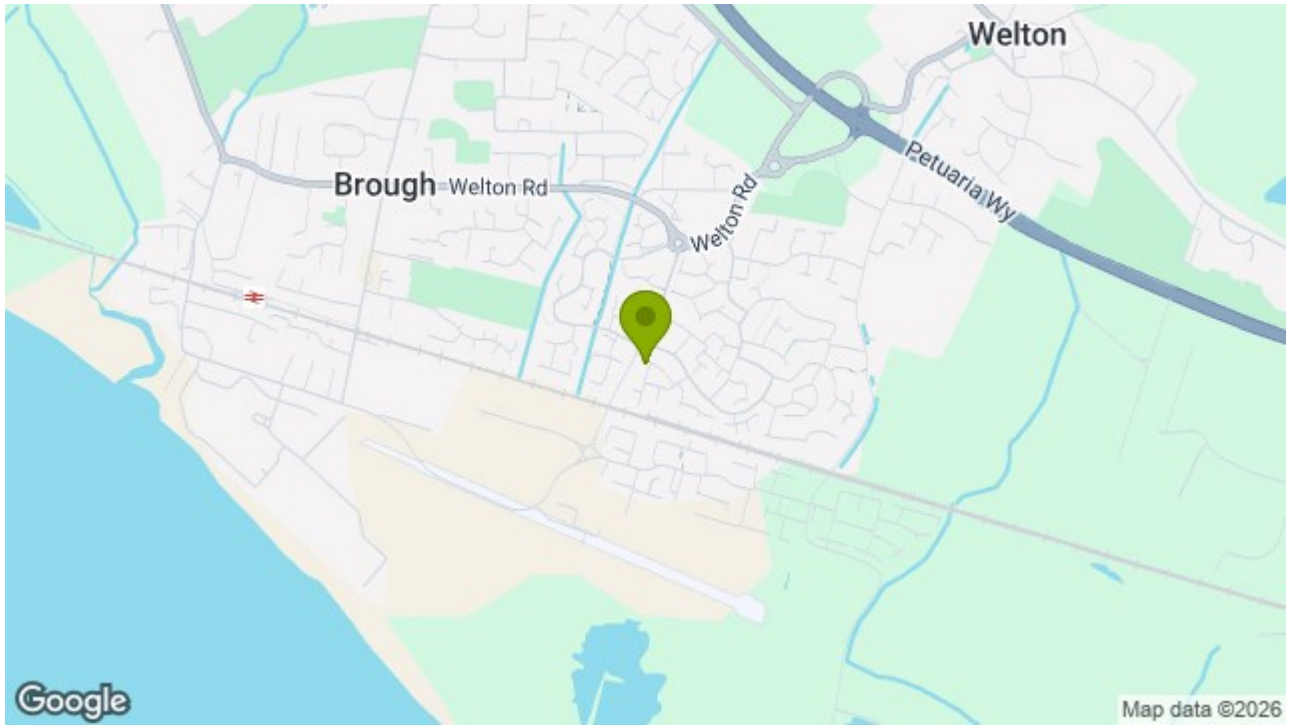
Key Features

- Substantial Detached Home
- 5 Excellent Sized Fitted Bedrooms
- Spacious Living Kitchen With Integral Appliances
- Utility Room & Cloaks/WC
- Private Westerly Garden
- 3 Bath/Shower Rooms
- Driveway & Double Garage
- Corner Position Within A Cul-De-Sac
- EPC = C
- Council Tax = F



This substantial detached family home offers exceptionally spacious and versatile accommodation arranged over three floors, perfectly suited to modern family living. Enjoying an enviable position at the head of a quiet cul-de-sac, the property is tucked away in the corner, benefiting from ample driveway parking and a private westerly-facing garden. The welcoming entrance hall with cloakroom/wc leads to a well-proportioned lounge featuring a bay window and a stylish log-effect gas stove, while the generous living kitchen provides the heart of the home with a comprehensive range of fitted units, integrated appliances, and ample space for dining and relaxation in a bay-fronted seating area.

Upstairs, the first floor hosts three double bedrooms, all with fitted wardrobes, including a superb primary suite with en-suite shower room, complemented by a modern family bathroom. The second floor provides two additional well-sized bedrooms with fitted storage, served by a contemporary shower room. Externally, the property is equally impressive, with gardens, a double-width driveway, and a detached double garage.











ACCOMMODATION
The spacious accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL
A central entrance hall is accessed via a residential entrance door. The hallway features a staircase leading to the first floor and access to the accommodation at ground floor level.

LOUNGE
A well proportioned reception room with a bay window to the side elevation and a further window to the front. The focal point of the room is a beautiful fireplace with a timber mantle and a log effect gas stove.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and vanity inset wash basin with a fixed cabinet.

LIVING KITCHEN
A superb open plan family space with areas for cooking and socialising. The kitchen is fitted with a range cream shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear and a range of integral appliances include an electric double oven/grill, gas hob beneath an extractor hood, fridge freezer and a dishwasher. The living area provides ample room for a dining table, chairs and a sofa, where there is a bay window and French doors opening to the rear garden. A window is to the front elevation.

UTILITY ROOM
With fitted wall and base units, contrasting worksurface and splashbacks, a sink unit and plumbing for an automatic washing machine. A door leads to the rear garden.

FIRST FLOOR

LANDING
A split level landing with built-in cupboards and windows to the front and rear elevations. Access to the first floor accommodation and a further staircase to the second floor.

BEDROOM 1
The primary bedroom provides a dual aspect with windows to the front and side elevations, fitted wardrobes and access to en-suite facilities.

EN-SUITE
Fitted with a three piece suite comprising double width shower cubicle with a thermostatic shower and tiled inset, WC and pedestal wash basin. There is further half height tiling and a window to the side elevation.

BEDROOM 2
A double bedroom with fitted wardrobes and a window to the side elevation.

BEDROOM 3
A further double bedroom with fitted wardrobes and windows to the front and side elevations.

BATHROOM
The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a handheld shower attachment. There is partial wall tiling and a window to the rear.

SECOND FLOOR

LANDING
With built-in cupboards and a Velux window set above an ideal study space.

BEDROOM 4
A spacious double bedroom with fitted wardrobes, a dormer window to the front elevation and a Velux window to the rear.

BEDROOM 5
The fifth bedroom has fitted wardrobes, a dormer window to the front and could make an ideal home office space.

SHOWER ROOM
The shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a thermostatic shower and a tiled inset. There is further tiling and a Velux window.

OUTSIDE
To the front of the property there is a lawned garden with a footpath leading to the entrance door. A further lawn sits to one side adjoining the kerbside boundary. To the opposite of the property there is a private westerly garden which is mainly laid to lawn with a central patio area. There is timber fencing to the perimeter and gated access to the driveway.

DRIVEWAY & DOUBLE GARAGE
A double width driveway provides ample off street parking and leads to a detached double garage. The garage features an up and over door, side personnel door, light and power supply.

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 F. (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.

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.

AML
Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

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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











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