



Lastingham, Brough, HU15 1SN
£230,000


**Philip
Bannister**
Estate & Letting Agents

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Key Features

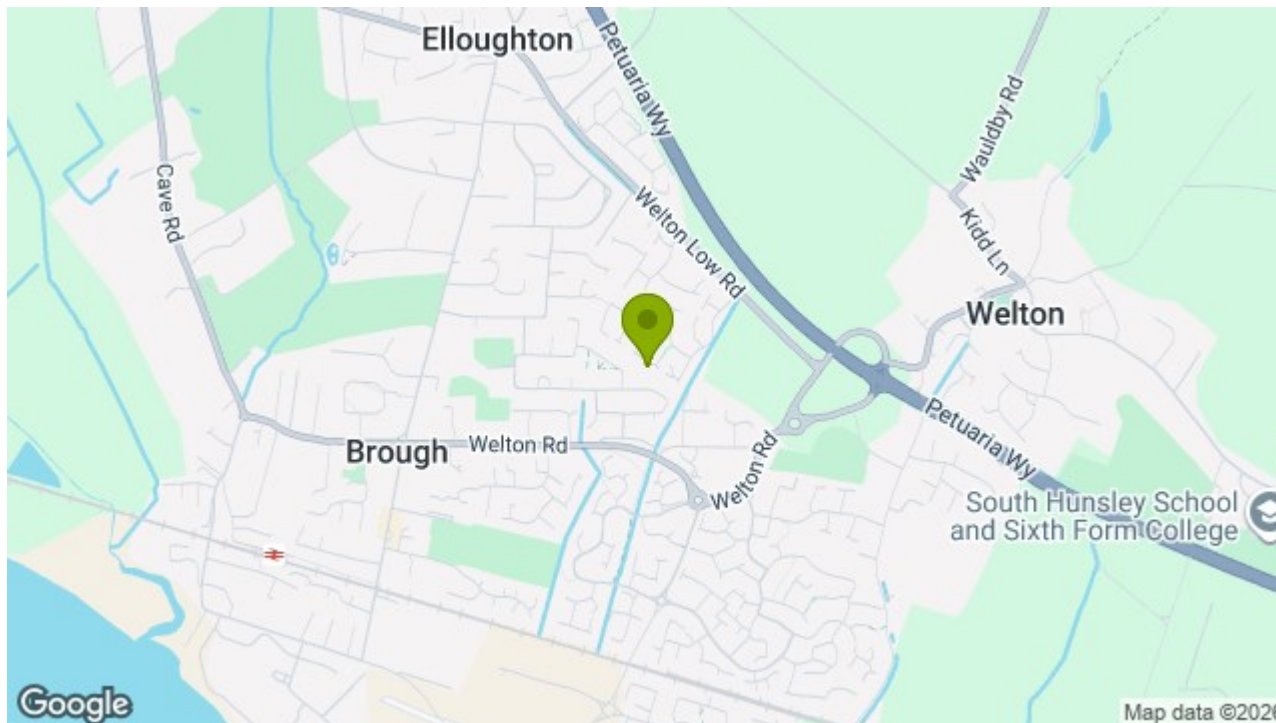
- NO ONWARD CHAIN
- 3 Double Bedrooms
- Private Rear Garden With South Westerly Aspect
- Beautifully Presented Throughout
- Contemporary Open Plan Dining Kitchen
- Spacious Front Facing Lounge
- En-Suite & Contemporary Bathroom
- Driveway Parking With EV Charger
- EPC = C
- Council Tax = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

NO CHAIN - Offered with no onward chain, this attractive three-bedroom semi-detached home is tucked away in a desirable cul-de-sac within the ever-popular Lowerdale development. The property provides well-presented, move-in-ready accommodation, having been thoughtfully reconfigured to create a more functional and modern layout.

The accommodation comprises an entrance porch, a spacious front-facing lounge, and a full-width dining kitchen with French doors opening onto the rear garden. Upstairs are three double bedrooms, including a principal bedroom with en-suite, along with a contemporary family bathroom.

Externally, the property benefits from driveway parking to the front with an EV charging point, while the south-westerly facing rear garden enjoys a good degree of privacy.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

Allowing access to the property through a composite entrance door. An internal door leads to:

LOUNGE

A spacious front facing reception room offering great versatility having been extended to provide additional living space. There are two windows to the front elevation.

DINING KITCHEN

An impressive open plan space to the rear of the property which has areas for both cooking and dining. The kitchen is fitted with a comprehensive range of stylish wall and base units with contrasting colours and mounted with complementary marble effect worksurfaces and splashbacks. There is a composite sink unit with mixer tap beneath a window to the rear elevation, integrated appliances include a washing machine and a freestanding range cooker beneath an extractor hood. There is space and plumbing for a dishwasher (included) and space for a larger fridge freezer (included). A tiled floor runs throughout, there are French doors opening to the garden and a staircase leading to the first floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. There is a built-in storage cupboard above the stairwell.

BEDROOM 1

A double bedroom positioned to the rear of the property with a window to the rear elevation. Access to:

EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, wash basin and a large walk-in shower cubicle with a tiled inset and a thermostatic shower. There is further contrasting wall tiling and a window to the rear elevation.

BEDROOM 2

A double bedroom with a window to the front elevation.

BEDROOM 3

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

BATHROOM

The modern and well appointed bathroom is fitted with a three piece suite comprising WC, vanity wash basin above a storage unit and a panelled bath with both thermostatic and mixer showers. There is partial wall tiling and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a private driveway and gravel frontage which offers the potential for additional parking. To the side of the house there is an EV charger and a footpath leading to the gated rear.

REAR

The rear garden enjoys a south westerly aspect and is particularly private. There is a patio adjoining the property with a lawn and planting beds beyond

alongside a gravel area with a path which leads to a large timber shed.

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 C. (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 NTSEAT 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

Bannister

Approximate total area⁽¹⁾

900 ft²

Reduced headroom

10 ft²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft

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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