

Harewood Crest, Brough, HU15 1QD

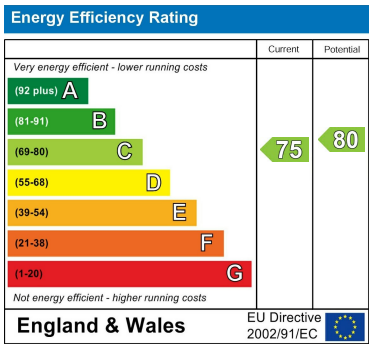
Offers Over £370,000

Philip Bannister
Estate & Letting Agents

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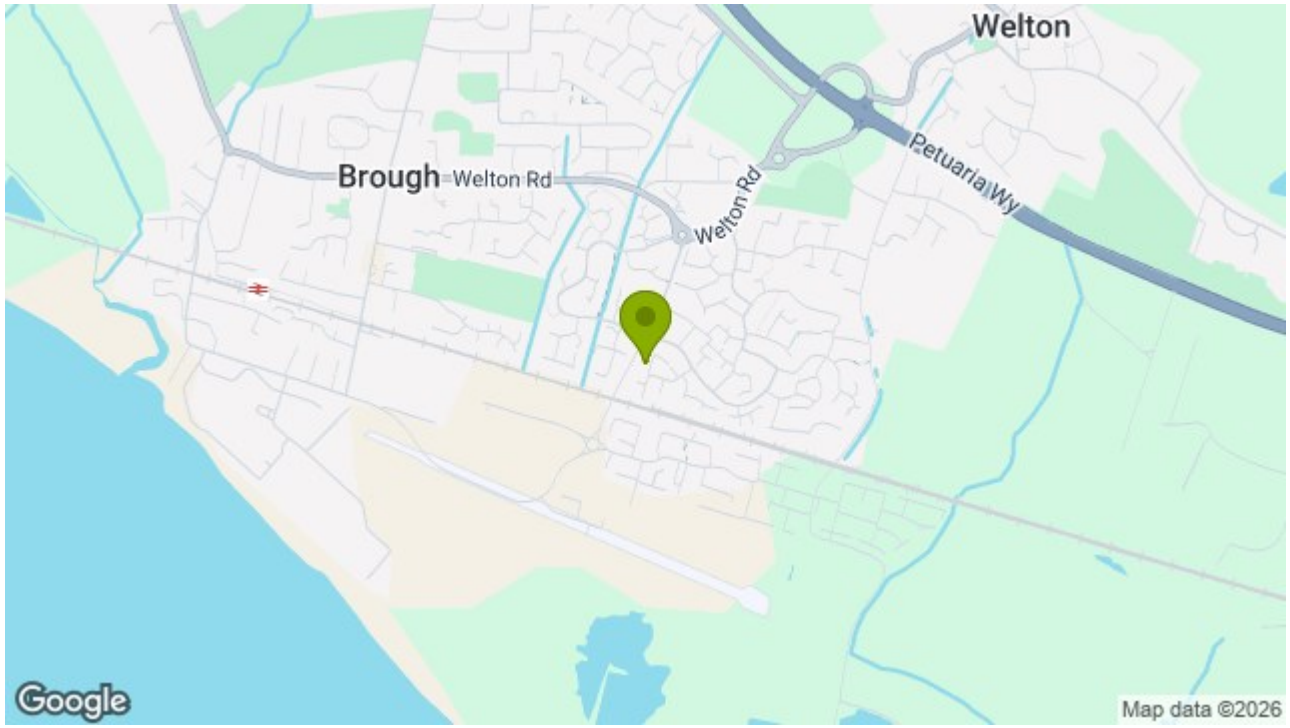
Key Features

- Impressive Detached Home
- Versatile Living Arrangements
- 4 Fitted Double Bedrooms
- 3 Bath/Shower Rooms
- Superb Roof Terrace
- Westerly Rear Garden With Bar
- Open Plan Living Dining Kitchen
- Separate Utility Room/WC
- EPC = C
- Council Tax = E



This beautifully presented detached family home offers spacious and versatile accommodation across three floors, ideal for modern family living. It features four double bedrooms, three bath/shower rooms, and a stunning open plan living dining kitchen. The ground floor includes a welcoming entrance hall, convenient utility/WC, and a stunning living dining kitchen that opens seamlessly through French doors to the private, westerly-facing garden.

The first floor hosts a generous lounge with access to a fabulous roof terrace, along with a double bedroom and Jack & Jill en-suite. The second floor comprises three further double bedrooms, including a principal suite with en-suite shower room and a family bathroom. Outside, the property enjoys a gated driveway, single garage, and a well-maintained rear garden with a fabulous covered bar and seating area.











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

GROUND FLOOR

ENTRANCE HALL
The spacious entrance hall allows access to the property, with a staircase to the first floor, cupboard beneath and a tiled floor.

UTILITY ROOM/WC
The utility area offers fitted wall and base units, space and plumbing for an automatic washing machine and additional space for a tumble dryer. There is a fitted two piece suite comprising WC and inset vanity wash basin. A window is to the side elevation.

LIVING DINING KITCHEN
16'4 x 30'4 max (4.98m x 9.25m max)
The spacious living dining kitchen offers dedicated areas for each. The kitchen is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashbacks. There is a composite sink unit beneath a window to the side elevation, integral appliances which include a double oven/grill, gas hob beneath a concealed extractor hood and dishwasher. There is a space for an American fridge freezer. A central island in contrasting units has an overhanging breakfast bar and there are doors leading to the rear garden. Towards the front of the room there are areas for both dining and living with a tiled floor running throughout the space.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a large cylinder cupboard, windows to front and rear elevations. A staircase leads to the second floor.

LOUNGE
19' x 10'10 (5.79m x 3.30m)
A spacious dual aspect reception room with a window to the front elevation and French doors opening to a roof terrace.

ROOF TERRACE
A fabulous roof terrace enjoys a westerly aspect, a half-height wall providing excellent seclusion.

BEDROOM 4
12'9 x 9'4 (3.89m x 2.84m)
A double bedroom with fitted wardrobes and a window to the front elevation

JACK & JILL EN-SUITE
With dual access from both bedroom 4 and the landing. There is a modern fitted three piece suite comprising WC, shower cubicle with thermostatic shower and a vanity wall hung wash basin. There are waterproof wall panels and a heated towel rail.

SECOND FLOOR

LANDING
With access to the accommodation at second floor level.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with handheld shower attachment. There is a window to the rear elevation.

BEDROOM 3
10' x 9'7 (3.05m x 2.92m)
A double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 2
14'2 x 9'5 (4.32m x 2.87m)
A further double bedroom with fitted wardrobes and two windows to the front elevation.

BEDROOM 1
14'4 x 9'6 (4.37m x 2.90m)
The primary bedroom features two sets of fitted wardrobes and a window to the front elevation. There is access to en-suite facilities.

EN-SUITE
Fitted with a three piece suite comprising WC, double width shower cubicle with thermostatic shower and a wash basin. There is a tiled surround and a window to the rear elevation.

OUTSIDE

GARDEN
The delightful rear garden enjoys a westerly aspect and offers excellent privacy. A decked terrace adjoins the property and leads to a covered fabulous bar and seating area. A well tended lawned garden is beyond the decking and there is timber fencing to the perimeter.

DRIVEWAY & GARAGE
Timber gates give access to the driveway which leads to the single garage. The detached garage is fitted with light and power supply.

GENERAL INFORMATION
SERVICES - Mains water, electricity, gas and drainage are connected to the property.



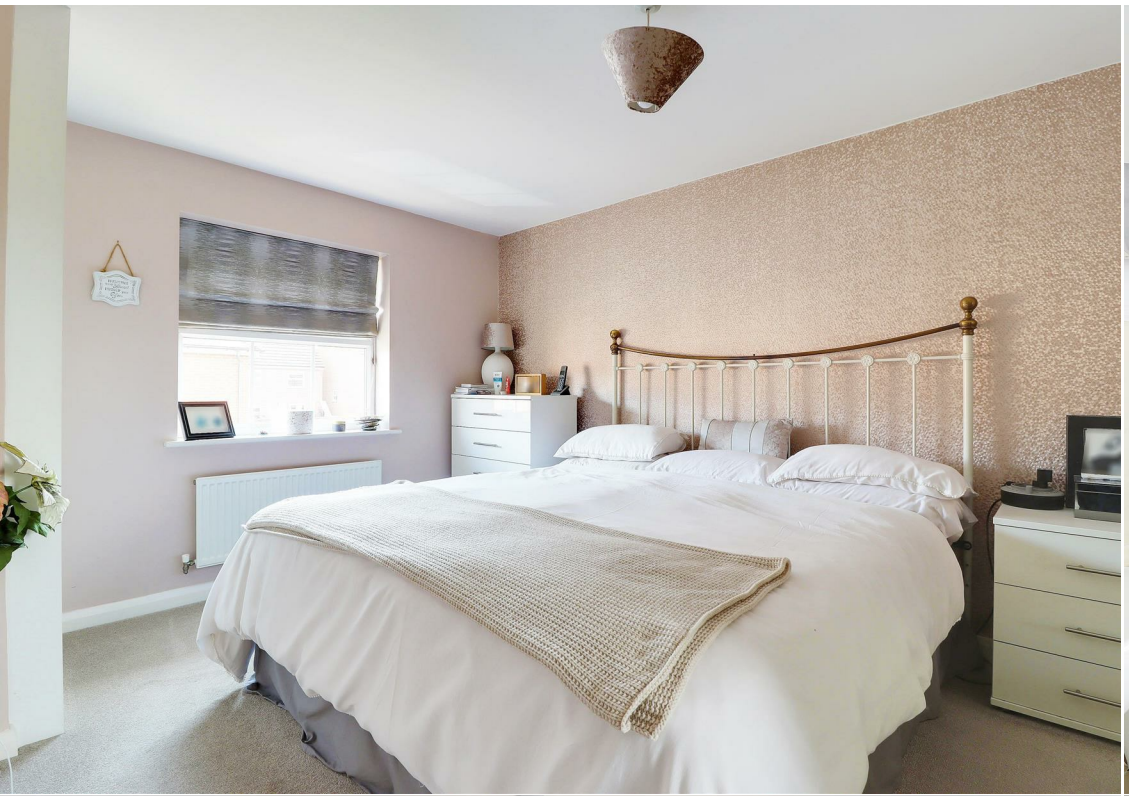






















CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.
DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.
COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band 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.

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.

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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




WHITBY





GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.

2ND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1429 sq.ft. (132.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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