

Airedale Drive, Brough, HU15 1US

£200,000

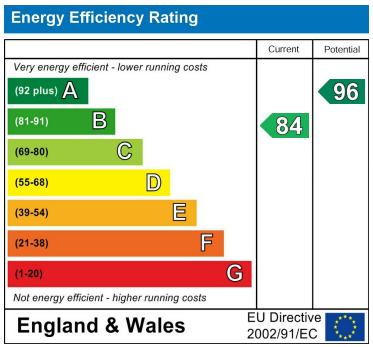
Philip Bannister
Estate & Letting Agents

Airedale Drive, Brough, HU15 1US

This modern three-bedroom semi-detached home is set within a popular development and offers well-proportioned accommodation ideal for a variety of buyers. The ground floor features an entrance hall with cloakroom/WC, a spacious front-facing lounge, and a full-width dining kitchen with French doors opening onto the rear garden. To the first floor, there are three good-sized bedrooms, two of which benefit from fitted wardrobes, with the principal bedroom enjoying an en-suite shower room, complemented by a family bathroom. Externally, the property boasts an enclosed rear garden and parking for two vehicles to the front.

Key Features

- Modern Semi-Detached Home
- 3 Good Sized Bedrooms (2 Fitted)
- En-Suite To Master
- Contemporary Dining Kitchen
- French Doors Opening To Garden
- Spacious Lounge
- Ground Floor WC
- Parking For 2 Cars
- EPC = B
- Council Tax = C













ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property, with a staircase to the first floor, a cloakroom/wc off.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wash basin with a tiled splashback.

LOUNGE
16'3 x 11'9 (4.95m x 3.58m)
A spacious front facing reception room with a window to the elevation. An internal door leads to:

DINING KITCHEN
10'6 x 15'1 (3.20m x 4.60m)
A full width dining kitchen which is fitted with a comprehensive range of white fronted wall and base units mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window to the rear and integral appliances include an electric oven and gas hob beneath an extractor hood. There are French doors opening to the rear garden and access to a built-in cupboard.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level, there is a built-in cupboard over the stairwell.

BEDROOM 1
13'9 x 8'6 (4.19m x 2.59m)
A double bedroom with fitted wardrobes, a window to the front elevation and access to en-suite facilities.

EN-SUITE
The contemporary en-suite is fitted with a three piece suite comprising WC, pedestal wash basin with tiled splashback and a shower enclosure with a thermostatic shower and tiled inset.

BEDROOM 2
10'2 x 8'6 (3.10m x 2.59m)
A second double bedroom with fitted wardrobes and overhead cabinets. There is a window to the rear elevation.

BEDROOM 3
8'9 x 6'3 (2.67m x 1.91m)
A good sized third bedroom with a window to the front elevation.

BATHROOM
A contemporary bathroom which is fitted with a three piece suite comprising WC, wash basin beneath a tiled splashback and a panelled bath with a tiled splashback. A window is to the rear.

OUTSIDE
The rear garden is mainly laid to lawn with a patio area adjoining the property. There is timber fencing to the perimeter and side pedestrian access.

PARKING
Positioned to the front of the property there is off street parking for two vehicles.

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. It is however subject to an Estate Charge. There may also be associated costs which should be checked with your legal representatives.

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




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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.

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.

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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100













GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.

1ST FLOOR
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk