

Ruskin Way, Brough, HU15 1GW

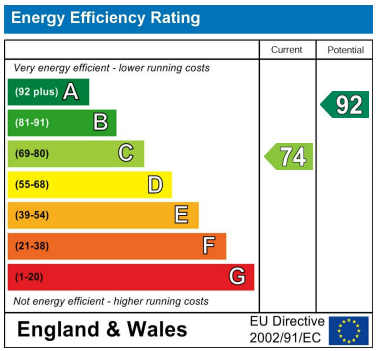
£140,000

Philip Bannister
Estate & Letting Agents

Ruskin Way,
Brough, HU15 1GW

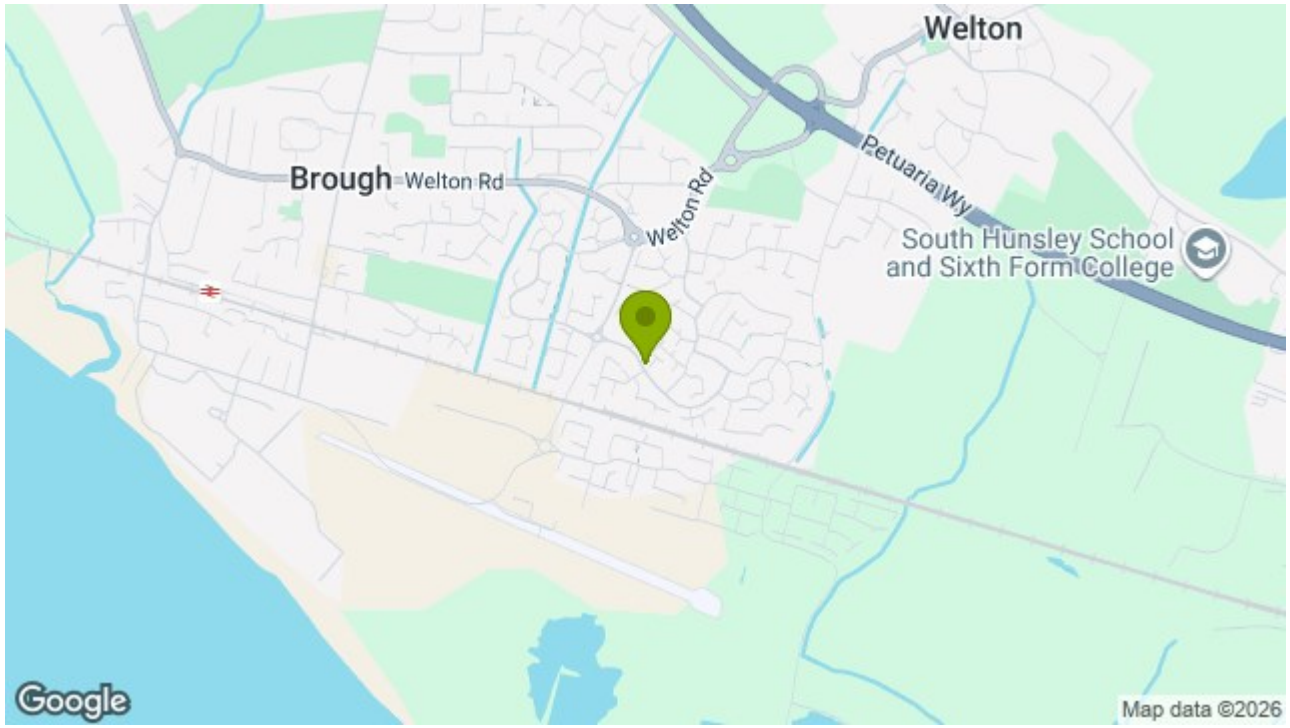
Key Features

- Superb Two Bedroom Quarter House
- Ideal For First Time Buyers, Investors Or Downsizers
- Perfect Low Maintenance "Lock Up And Leave" Property
- Cosmetically Updated By The Current Owners
- Attractive Lounge Diner Open To Fitted Kitchen
- Two Fitted Bedrooms And Bathroom
- Cloakroom/WC To Ground Floor
- Communal Gardens And Allocated Parking Space
- EPC = C
- Council Tax = B



Ideal for first-time buyers, investors or those seeking a low-maintenance "lock up and leave" home, this superbly presented two-bedroom quarter house offers stylish and well-appointed accommodation throughout. Having been tastefully updated by the current owners, the property is ready for immediate occupation and provides an excellent opportunity to acquire a home that combines comfort, practicality and value.

The accommodation comprises an entrance hall, cloakroom/WC, lounge diner with an open aspect to the fitted kitchen, which is equipped with a range of integrated appliances. To the first floor are two fitted bedrooms and a bathroom. Externally, there is a small frontage, while to the rear are attractive communal gardens and an allocated parking space.








ACCOMMODATION
The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a residential entrance door, the hallway features half-height panelling and access to:

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and pedestal wash basin. There is half-height tiling and a window to the front elevation.

LOUNGE DINER
A well appointed front facing reception room with feature wall panelling and a window to the front elevation. There is space for living and dining furniture, a staircase leading to the first floor with a useful storage cupboard beneath and a window to the front elevation. Opening to:

KITCHEN
The attractive kitchen features a range of shaker style wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a ceramic sink unit with mixer tap, integrated split double oven, has hob beneath an extractor hood, and fridge freezer. There is also space and plumbing for an automatic washing machine.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a built-in airing cupboard.

BEDROOM 1
A double bedroom with a window to the front elevation and fitted wardrobes.

BEDROOM 2
The second bedroom features half-height panelling and a bespoke open wardrobe and storage. There are windows to two aspects.

BATHROOM
The bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a curved screen and a thermostatic shower over. There is wall tiling and a heated towel rail.

OUTSIDE
There is a small area of shrubbery to the front of the property. To the rear there are communal gardens and access to a bin store.

PARKING
An allocated parking space is to the rear of the property and is accessed via Millias Close.

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 B. (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, there is however an Estate Service Charge and Reserve Fund. This stood at a total of £546.08 for January 2026 - December 2026.

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.

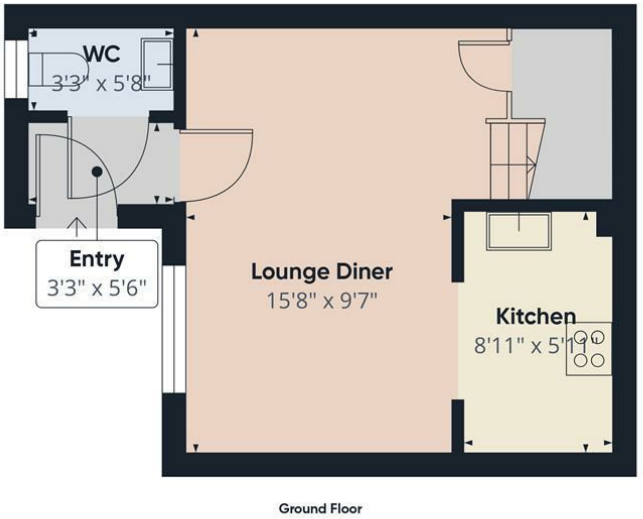
AGENT NOTES.
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (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



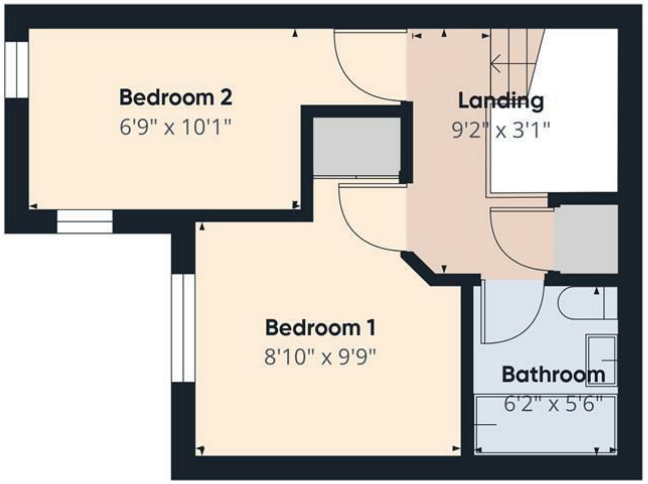








Ground Floor



First Floor



Approximate total area(1)

524 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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The Property Ombudsman

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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

Philip Bannister
Estate & Letting Agents