



Augustus Drive, Brough, HU15 1DH
£265,000

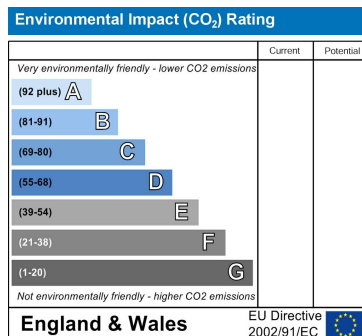
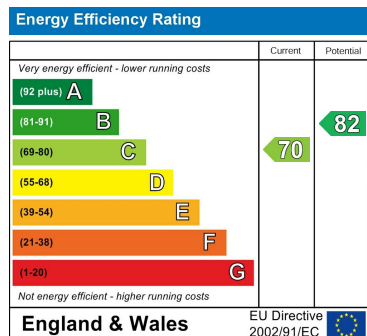
Philip
Bannister
Estate & Letting Agents

Augustus Drive, Brough, HU15 1DH

Key Features

- Immaculately Presented Home
- Detached House
- 3 Double Bedrooms
- Master With En-Suite & Dressing Room
- Stunning Breakfast Kitchen & Utility Room
- Conservatory
- Ground Floor WC
- Landscaped Rear Garden
- Extensive Parking & Garage
- ER-TBC

IMMACULATE DETACHED HOME - 3 BEDROOMS & EN-SUITE - EXTENSIVE PARKING - Immaculately presented, this delightful family home is located in a convenient position. The double fronted property offers well proportioned accommodation allowing flexibility of use and has been updated by the current owners. With extensive off street parking and a detached garage, the internal accommodation comprises: entrance hall with cloakroom/wc, generous living room with a conservatory, modern fitted breakfast kitchen and a utility room. To the first floor is a master bedroom with dressing room and en-suite shower room, two further double bedrooms and a family bathroom. Outside there is a landscaped rear garden.





ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

The central entrance hall allows access to the property. A staircase leads to the first floor and there is a useful storage cupboard

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and "floating" wash basin. A window is to the front elevation

LIVING ROOM

15'5 x 11'7 (4.70m x 3.53m)

A spacious living room with a feature fireplace housing a living flame gas fire, a window to the front elevation and a door leading to:

CONSERVATORY

Constructed of uPVC above a brick base. There are French doors opening to the garden

BREAKFAST KITCHEN

15'7 max x 13'7 (4.75m max x 4.14m)

A stunning fitted breakfast kitchen with a range of sleek wall and base units mounted with complementary work surfaces beneath a lime green splashback. There is an inset sink unit with brushed chrome mixer tap beneath a window to the rear elevation, integral appliances include a double oven, gas hob beneath an extractor hood, dishwasher and a fridge freezer. There is a matching breakfast bar, a tiled floor which continues in to a seating area with a window to the front elevation

UTILITY ROOM

Fitted with additional units, space and plumbing for an automatic washing machine and a door leading to the rear of the property

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A window is to the rear elevation

BEDROOM 1

10'4 x 11'7 (3.15m x 3.53m)

A generous double bedroom with a window to the rear elevation and an opening to:

DRESSING ROOM

With a fitted wardrobe and a window to the front elevation

EN-SUITE

A contemporary en-suite fitted with a three piece suite comprising WC, pedestal wash basin and a corner shower enclosure with a thermostatic shower. There are partially tiled walls and a window to the front elevation

BEDROOM 2

7'5 x 14' (2.26m x 4.27m)

A second double bedroom with a window to the rear elevation

BEDROOM 3

7'9 x 11'11 (2.36m x 3.63m)

A third double bedroom with a window to the front elevation

BATHROOM

The modern tiled bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and

a bath with a thermostatic shower over. There is a window to the front elevation

OUTSIDE

FRONT

To the front of the property there is an open lawn garden with a footpath leading to the property

REAR

The landscaped rear garden is a real delight, with a central lawn extensive decking and a large summerhouse. The decking extends from the conservatory to a circular patio which currently houses a hot tub and gazebo (both via separate negotiation)

DRIVEWAY & GARAGE

To the side of the property there is extensive off street parking which can cater for a number of vehicles. A detached brick garage features a folding shutter door, further access from the garden, 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 D. (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.

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 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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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.

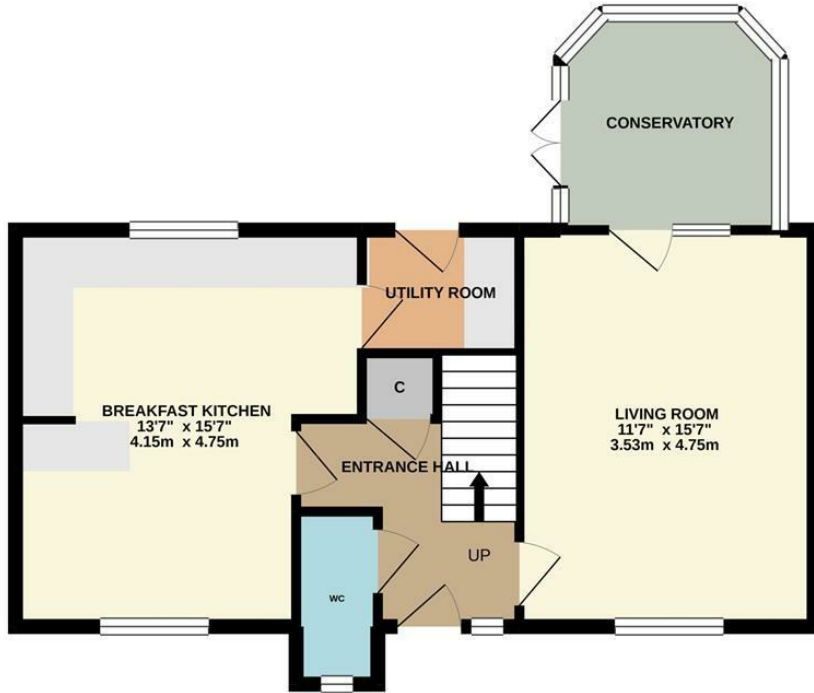
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 121 Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo

(figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

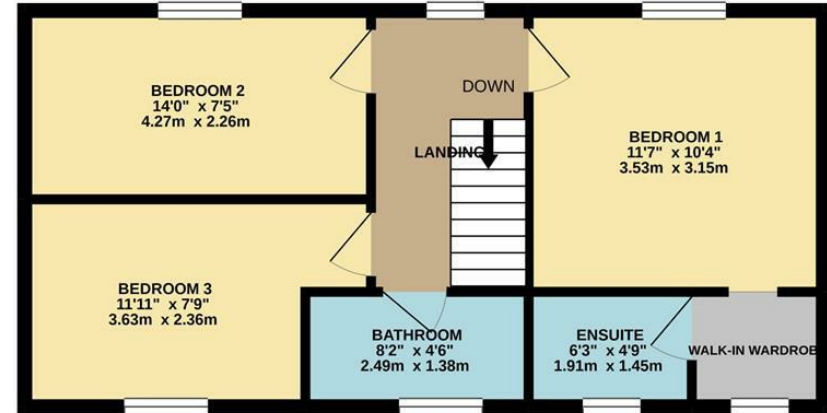




GROUND FLOOR
566 sq.ft. (52.6 sq.m.) approx.



1ST FLOOR
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA : 1055 sq.ft. (98.0 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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