



10 Lady Anne Way, Brough
£144,950

Competitively Priced For Quick Sale - Modern 3 Storey Town House providing well presented flexible accommodation. No Chain.

INTRODUCTION

A modern 3 storey town house offering well presented spacious accommodation offered to the market at a competitive price. The property is situated on a popular residential development and comprises Entrance Hall with Shower Room off, Bedroom 3 and Utility Room to the ground floor, spacious Living Room and fitted Kitchen to the first floor and to the third floor there are two further bedrooms, Master with En-Suite and a house Bathroom. There is a small garden to the front in addition to driveway parking and access to the integral garage. At the rear of the property there is an enclosed garden with patio.

LOCATION

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station.

ENTRANCE HALL

With panel glazed door allowing access to Entrance Hall, staircase to the first floor with under stairs storage cupboard.
Access to:

SHOWER ROOM 9'7 incl shower x 2'9 (2.92m incl shower x 0.84m)

Fitted with a three piece white suite comprising WC, pedestal wash basin with tiled splashbacks, double shower with tiling and thermostatic shower, extractor fan

UTILITY ROOM 5'5 x 5'4 (1.65m x 1.63m)

Fitted with base units and mounted with complimentary work surfaces and splash boards, plumbing for automatic washing machine, wall mounted boiler and access to the rear garden

BEDROOM 3 9'1 x 8 (2.77m x 0.20m)

With window overlooking the rear garden

FIRST FLOOR

Landing with staircase to second floor

LIVING ROOM 13'3 max x 14'6 (4.04m max x 4.42m)

With window overlooking the rear garden and wall mounted electric fire

KITCHEN 11'10 x 7'10 (3.61m x 2.39m)

Fitted with an excellent range of wall and base units mounted with complementary work surfaces and splash boards, one and a half bowl stainless steel sink unit, electric oven, four ring gas hob with with concealed extractor above and stainless steel splashback, plumbing for dishwasher, space for fridge/freezer and vinyl cushion flooring

SECOND FLOOR

Landing with access to:

BATHROOM 6'11 x 5'6 (2.11m x 1.68m)

Fitted with a three piece white suite comprising panelled bath, pedestal wash hand basin and low level WC. Partially tiled walls, shaver point and chrome towel radiator

BEDROOM 2 10'9 x 10'11 (3.28m x 3.33m)

With airing cupboard housing boiler

BEDROOM 1 12'5 + wardrobes x 8'7 (3.78m +wardrobes x 2.62m)

With fitted double wardrobe having sliding mirrored doors
En-Suite off:

EN-SUITE 5'3 x 4'8 (1.60m x 1.42m)

Fitted with a three piece white suite comprising shower cubicle with thermostatic shower, pedestal wash hand basin and WC. Partially tiled walls, extractor fan, shaver point and chrome towel radiator

OUTSIDE

There is a lawned garden to front with paved pathway leading to the front door. There is an enclosed rear garden which is a good size and has a paved patio area adjoining the rear of the property with lawn beyond. Timber fencing to the perimeter with rear garden gate

DRIVEWAY & GARAGE

A tarmacadam driveway leads to an integral garage having up and over door

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 - The property lies within Band D (East Riding Of Yorkshire)

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.

VIEWING

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 Licenced 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.

STAMP DUTY

Rate (paid on portion in band)

£0 - £125,000 0%

£125,001 - £250,000 2%

£250,001 - £925,000 5%

£925,001 - £1,500,000 10%

£1,500,001 and over 12%

Should you have any queries please contact either of our office for clarification.

AGENT NOTES

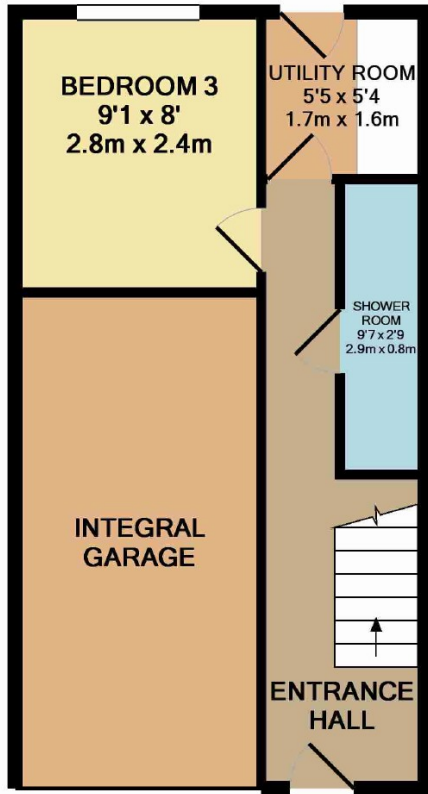
The agents advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property.

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

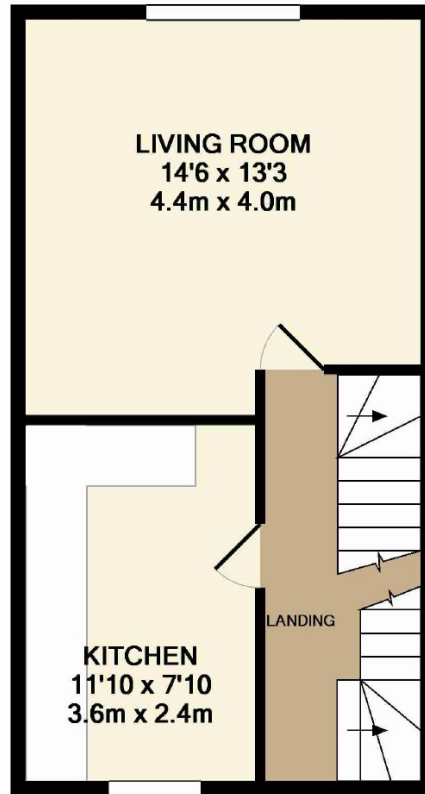
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

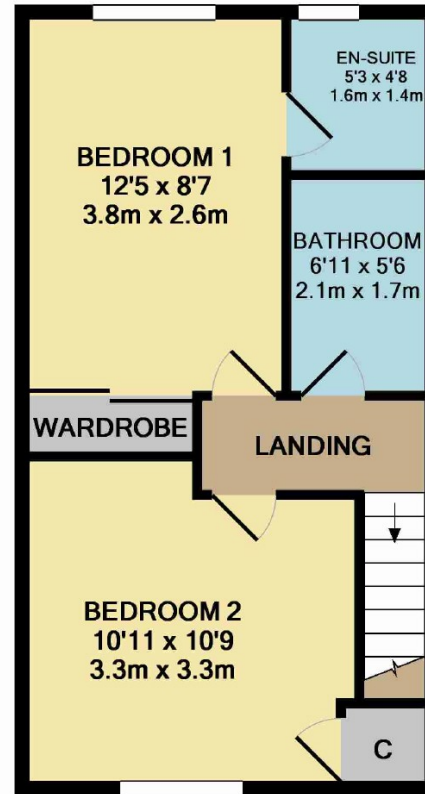




GROUND FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.1 SQ.M.)

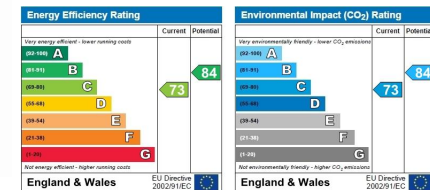


2ND FLOOR
APPROX. FLOOR
AREA 334 SQ.FT.
(31.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 1003 SQ.FT. (93.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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