



12 Millias Close, Brough
£114,950

ATTRACTIVE MODERN HOUSE. 2 BEDROOMS, INTEGRATED KITCHEN AND SURPRISINGLY SPACIOUS THROUGHOUT

INTRODUCTION

An immaculately presented and surprisingly spacious modern 2 Bedroom house situated on this popular development. Attractive throughout, the accommodation comprises Entrance Hall with downstairs Cloakroom, generous sized Living Room opening onto integrated Kitchen, two Bedrooms (Master with fitted wardrobes) to the first floor and a house Bathroom. Small easy to maintain garden and allocated parking is situated directly in front of the property.

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 Morrison's 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 with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

ENTRANCE HALL

With panelled door, tiled flooring and radiator.

CLOAKROOM/W.C.

With tiled flooring, two piece white suite incorporating WC, hand basin with splash backs, radiator and double glazed window to front elevation.

LOUNGE 15'9 x 11'7 (4.80m x 3.53m)

Incorporating a dining area with staircase to first floor 2 double glazed windows to front and side elevation, radiator, and useful storage cupboard. Opening to:

KITCHEN 6'3 x 5'7 (1.91m x 1.70m)

Fitted with a range of wall and base units mounted units with complimentary work surfaces and mosaic tiled

splash backs, integrated double oven, four ring gas hob with chrome chimney style extractor hood over, integrated fridge, freezer, washing machine and dishwasher, one and a half stainless steel sink and drainer unit

LANDING

With access to roof void and cupboard housing hot water tank.

BEDROOM 1 8'9 x 9'11 (2.67m x 3.02m)

With 2 double glazed windows to front and side elevation, built in cupboard, radiator.

BEDROOM 2 6'8 x 13'11 (2.03m x 4.24m)

With double glazed window to front elevation, radiator.

BATHROOM 6'3 x 5'7 (1.91m x 1.70m)

Fitted with three piece white suite incorporating WC, pedestal wash hand basin and bath with plumbed shower and glass shower screen, tiled flooring, expelair, heated towel rail and half tiled walls

OUTSIDE

The property has a small garden area to the front, 2 allocated car spaces provide off street parking

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 PVCu double glazed frames

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - The property lies within Band B (East Riding Of Yorkshire Council)

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.

AGENTS NOTE - 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.

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.

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.

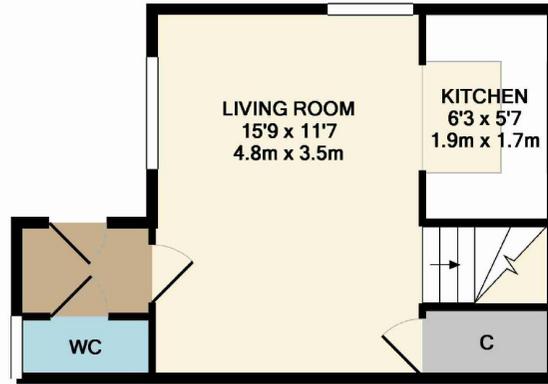
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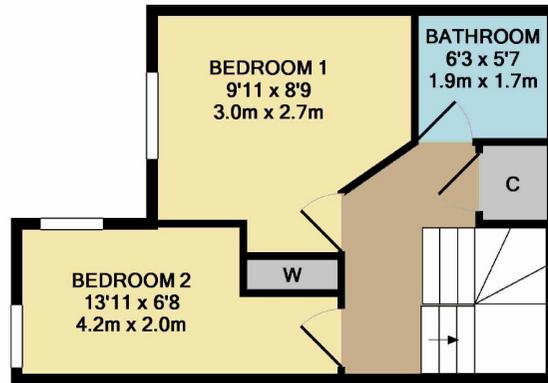
The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floor plans detailed are for identification purposes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



1ST FLOOR

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(91-100) A			
(81-90) B		80	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G	Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC	

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Hessle Office
 58 Hull Road, Hessle, East Yorkshire, HU13 0AN
 T: 01482 649777
 nanl@pband.co.uk
 www.philipbannister.co.uk

