



Hidcote Walk, Brough, HU15 1FP
£222,000

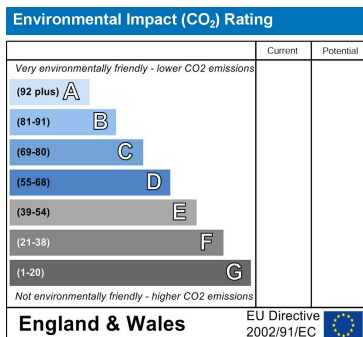
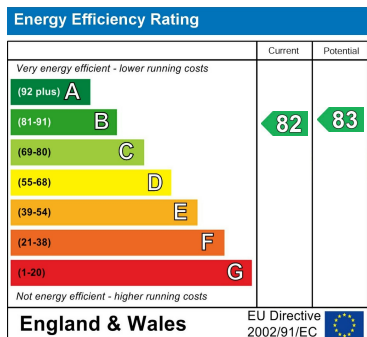
Philip
Bannister
Estate & Letting Agents

Hidcote Walk, Brough, HU15 1FP

Key Features

- Exceptional 4 Bedroom Town House
- Versatile Accommodation
- Stunning Master Bedroom Suite
- Large Living Room
- Fitted Breakfast Kitchen
- Good Sized Rear Garden
- Driveway & Garage
- ER-B

An exceptional 4 bedroom town house enjoying an enviable position towards the bottom of Hidcote Walk. The property offers in excess of 1200 sq ft of accommodation which is expertly arranged over three floors and benefits from a generous sized rear garden. At ground floor level there is an Entrance Hall with Cloakroom/WC off, large Living Room overlooking the rear garden and a well fitted Breakfast Kitchen. At first floor level there are 3 double bedrooms and a family bathroom with the second floor boasting a master bedroom suite with dressing room & en-suite shower room. Externally the property has a private rear garden which is an excellent size, a separate drive and Garage. We highly recommend an inspection of this property - you will not be disappointed.





ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the front of the property through a residential door, there is a laminated wood floor throughout, a staircase leads to the first floor and there is a cloakroom/wc off

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and pedestal wash basin. There is a tiled splashback and a tiled floor

BREAKFAST KITCHEN

12'7" max x 8'4" max (3.84m max x 2.54m max)
With a bay window to the front elevation, this well fitted breakfast kitchen offers a comprehensive range of wall and base units mounted with contrasting work surfaces beneath a tiled splashback. The integrated appliances include a stainless steel fronted electric oven, four ring gas hob unit beneath a concealed extractor hood, washing machine, dishwasher, and fridge freezer. There is a stainless steel sink unit with mixer tap, ceramic tiled floor and spotlights

LIVING ROOM

16'5" max x 14'11" max
This generous reception room features a laminated wood floor throughout, a wall mounted electric fire, French doors which open to the rear garden and a large understair storage cupboard

FIRST FLOOR

LANDING

With access to the accommodation at first floor level, there is a window to the front elevation, a built-in airing cupboard and a staircase leading to the second floor

BEDROOM 4

8'8" x 6'4" (2.64m x 1.93m)
An excellent sized fourth bedroom with a window to the front elevation

BEDROOM 3

12'1" max x 8'4" max (3.68m max x 2.54m max)
A fitted double bedroom with a range of wardrobes and drawers, there is a window to the rear elevation

BEDROOM 2

14'7" max x 8'4" (4.45m max x 2.54m)
A second double bedroom with a range of fitted units to include wardrobes, drawers and matching cabinets. There is a window to the front elevation

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a bath with glazed screen and a mixer shower. There is a tiled floor, tiled splashbacks and a window to the rear elevation

SECOND FLOOR

LANDING

With internal door to:

MASTER BEDROOM SUITE

BEDROOM

15'11" max x 14'11" max (4.85m max x 4.55m max)
This superb master suite features a large bedroom with fitted wardrobes, storage cupboard and access to a dressing room

DRESSING ROOM

8'8" x 6'2" (2.64m x 1.88m)
With fitted wardrobes and a "Velux" style window. Leading to:

EN-SUITE

Fitted with a three piece suite comprising WC, pedestal wash basin and plumbed shower enclosure with thermostatic shower and tiling. There is a tiled floor and a "Velux" style window

OUTSIDE

FRONT

A front garden has a slate bed with path leading to the property

REAR

To the rear there is an excellent sized and private garden which is mainly laid to lawn with timber fencing to the perimeter and a paved patio adjoins the property

DRIVE & GARAGE

A driveway is positioned opposite the property which allows for off street parking and leads to a single garage

GARAGE LEASE

Π.B. The Tenure of the garage is Leasehold (Approximately 147 years remaining) and is subject to an annual Maintenance Charge/Ground Rent of approximately £85 p/a. This information is gathered from verbal enquiries and should be clarified in pre-contract enquiries.

VIEWINGS

Strictly by appointment with the sole agents.



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.

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.

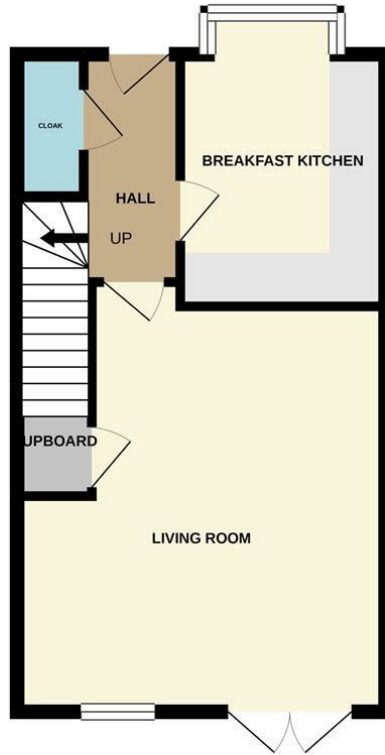
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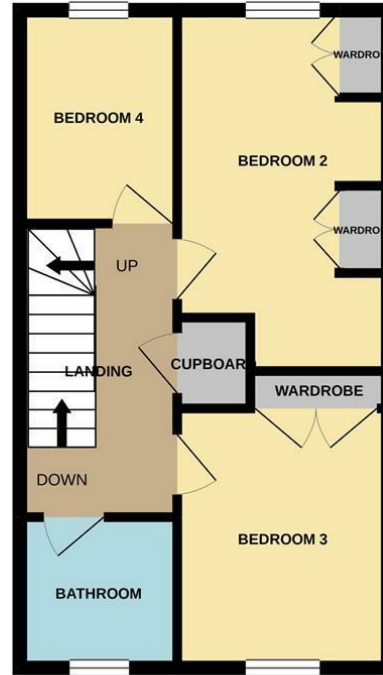
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



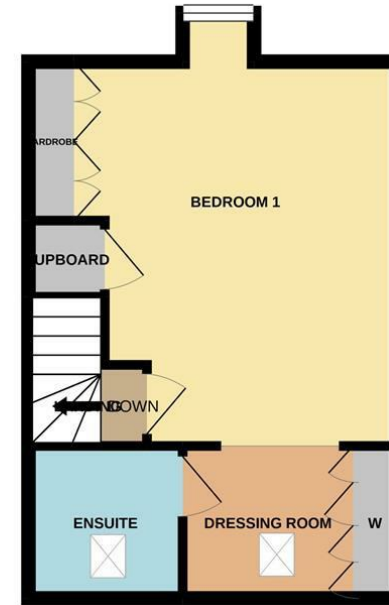
GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
396 sq.ft. (36.8 sq.m.) approx.



2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1131 sq.ft. (105.0 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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