



Liberty Park, Brough, HU15 1FS
£170,000

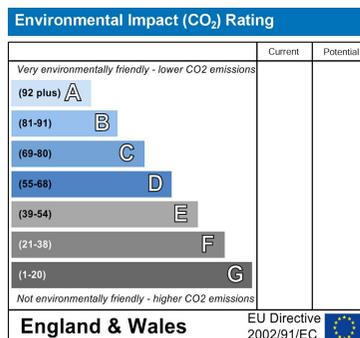
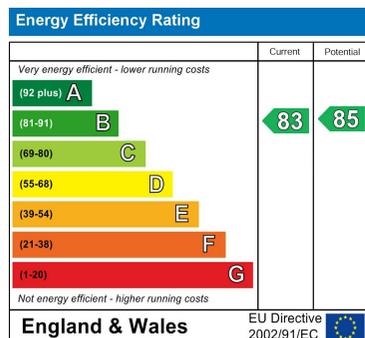
Philip
Bannister
Estate & Letting Agents

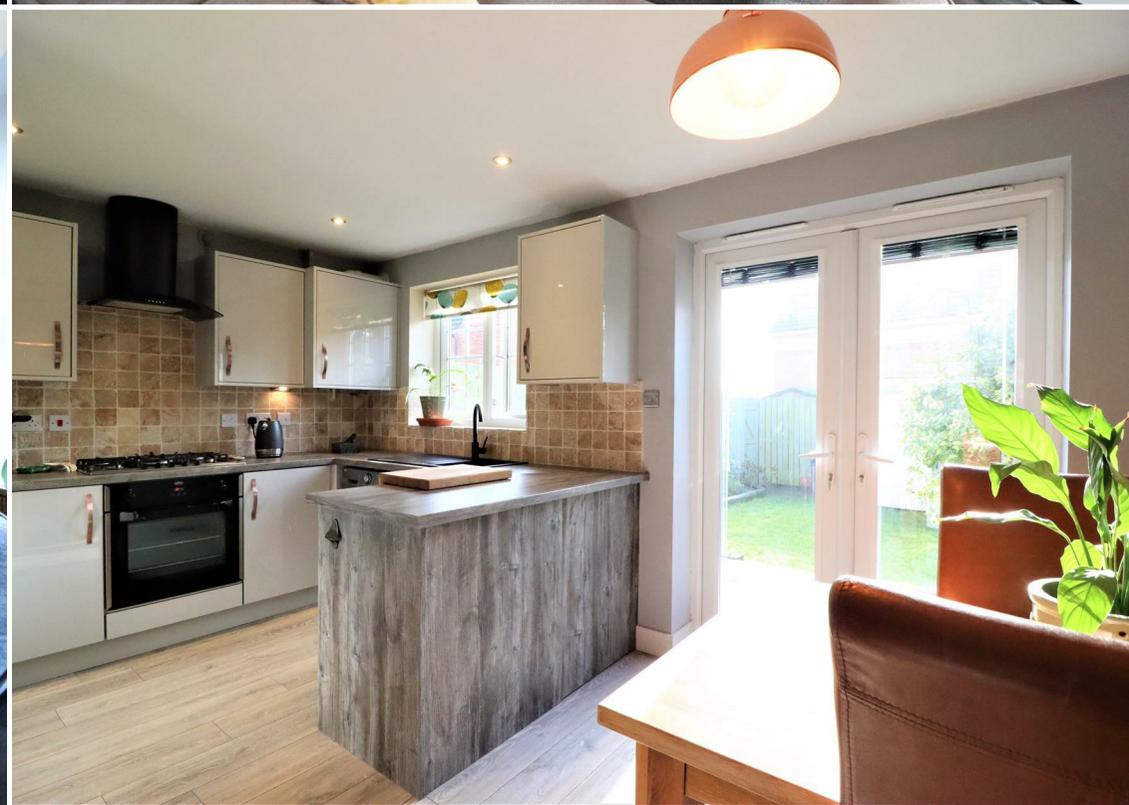
Liberty Park, Brough, HU15 1FS

This fabulous modern 3 bedroom home is presented in "walk into" condition and early viewing is strongly recommended. Enjoying a southerly aspect to the rear, the property sits in a cul-de-sac position forming part of a modern development. The immaculate accommodation boasts an entrance hall with cloakroom/wc off, a generous living room opens to a breakfast kitchen which has recently been upgraded and French doors open to a rear patio. At first floor level there are 3 bedrooms (2 fitted) and the house bathroom. Outside there is off street parking to the front and a south facing garden to the rear.

Key Features

- Immaculate Modern Home
- Upgraded Kitchen
- 3 Bedrooms (2 fitted)
- South Facing Rear Garden
- Ground Floor WC
- Driveway Parking
- Cul-De-Sac Location
- ER-B





ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, there is laminated floor and a cloakroom/wc off

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin with a tiled splashback. A continuation of the laminated wood floor runs throughout

LIVING ROOM

16'8" x 9'8" (5.08m x 2.95m)

This attractive reception room features a vinyl click floor throughout. There is ample space for a living room suite, a window is to the front elevation, there is a staircase leading to the first floor and an storage cupboard beneath. Opening to a breakfast kitchen

KITCHEN

9'5 x 7'11 (2.87m x 2.41m)

A bespoke fitted kitchen features a range of wall and base units mounted with complementary work surfaces beneath a tiled splashback. A composite sink unit sits beneath a window to the rear elevation, integral appliances include an oven, 5 ring gas hob and extractor hood. There is space and plumbing for an automatic washing machine and dishwasher, fitted units around a space for a larder fridge freezer. A laminated wood floor runs throughout

BREAKFAST AREA

9'6 x 6'11 (2.90m x 2.11m)

With ample space for a dining table, with French

doors opening to the rear garden and a laminated wood floor runs throughout

FIRST FLOOR

LANDING

With access to the accommodation at first floor level

BEDROOM 1

14'8" x 9'5" (4.49m x 2.88m)

A master bedroom of double proportions, with a range of fitted wardrobes and a window to the rear elevation

BEDROOM 2

13'1" x 8'5" (4.01m x 2.58m)

A generous second bedroom with fitted wardrobes, a fitted cupboard and a window to the front elevation

BEDROOM 3

9'10" x 7'6" (3.02m x 2.29m)

The third bedroom is currently being utilised as an office but can be easily returned to a bedroom

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, shower and tiling above. There is a tiled floor and a fitted cupboard

OUTSIDE

FRONT & PARKING

To the front of the property there is a driveway which provides off street parking. A footpath leads to the property and there is slate plating beds to the perimeter

REAR

The rear garden enjoys a southerly aspect, a patio sits immediately to the rear with a step leading to a

lawn. A raised planting bed with wooden sleepers sits to the perimeter beneath a timber fence. There is a garden shed and a gate leading from the rear

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 C. (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.

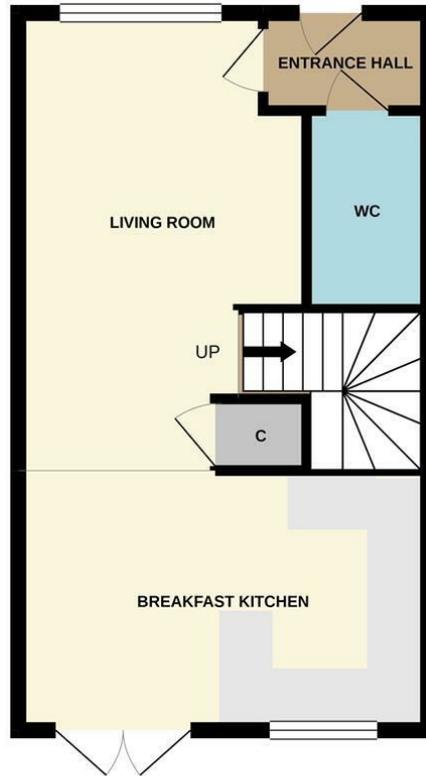
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all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

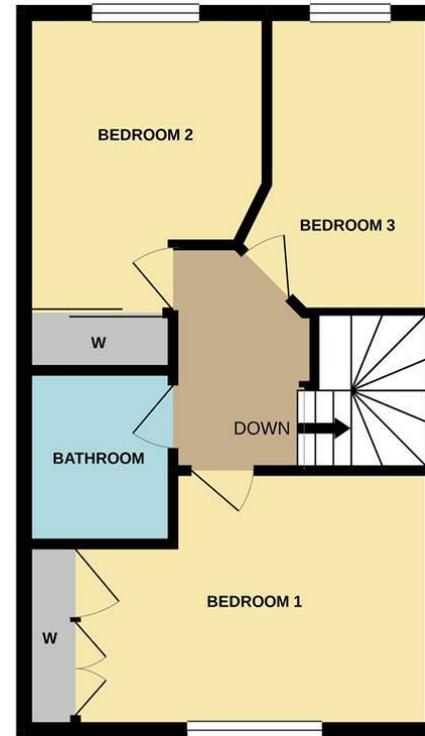
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, 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



1ST FLOOR



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.
Made with Metropix ©2021.

