



Haven Garth, Brough, HU15 1EP
Offers Over £310,000

Philip
Bannister
Estate & Letting Agents

Haven Garth, Brough, HU15 1EP

Key Features

- NO CHAIN
- Detached Family Home
- 4 Double Bedrooms
- Double Garage & Driveway
- Private Rear Garden
- Redecorated & Recarpeted
- 2 Reception Rooms
- Small Residential Cul-De-Sac
- Convenient Location
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	83
(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	

This neutrally re-decorated and re-carpeted detached family home, offers spacious 4 double bedroom accommodation. Nestled in a small cul-de-sac in a highly convenient location, the property features a welcoming entrance hall, a generous light filled lounge, complemented by a second versatile reception room featuring French doors that open to an outdoor terrace—a perfect space for outdoor entertaining. The well-appointed fitted kitchen adds a touch of practicality to the home.

Upon the first floor, you'll find four excellent-sized double bedrooms, each providing ample space for bedroom furniture. A modern tiled shower room completes the accommodation. Outside, the property boasts a corner position with gardens enveloping three sides, including a notably private rear gardens. The double-width drive leads to a detached double garage, ensuring ample parking and storage space.





ACCOMMODATION

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, the spacious hallway features a turning staircase to the first floor with a cupboard beneath.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

LOUNGE

20'10 x 11'8 (6.35m x 3.56m)

A spacious light filled reception room with a window to the side elevation and a bow window to the front. A feature fireplace houses a gas fire.

DINING ROOM/SITTING ROOM

12'3 max x 10'4 (3.73m max x 3.15m)

A versatile room with views over the garden through French doors which open to a decked terrace.

KITCHEN

12'2 x 10'9 (3.71m x 3.28m)

The kitchen is fitted with a range of beech fronted wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. A sink unit is positioned to one corner and integral appliances include an oven, microwave, gas hob and extractor hood. There is space and plumbing for an automatic washing machine and space for a further undercounter appliance. A door leads to the side of the property and there are two windows allowing natural light.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'8 x 10'9 (3.56m x 3.28m)

A double bedroom positioned to the front of the property with a window to the elevation.

BEDROOM 2

12'2 x 10'9 (3.71m x 3.28m)

A second double bedroom with a window to the rear elevation.

BEDROOM 3

11'8 x 9'7 (3.56m x 2.92m)

A third double bedroom with a window to the front elevation.

BEDROOM 4

8'4 + recess x 9'8 (2.54m + recess x 2.95m)

A further double bedroom with a window to the rear.

SHOWER ROOM

A contemporary shower room which is fitted with a three piece suite comprising WC and vanity wash basin mounted within a fixed unit, walk-in shower with a half-height glazed screen and a thermostatic shower. There is tiling to the walls, a large airing cupboard and a window to the side elevation.

OUTSIDE

To the front and side of the property there is a lawned garden with a flagstone footpath leading from the driveway. The rear garden offers excellent privacy and is a great size. The garden is mainly laid to lawn with shrubs and planting beds to the perimeter. A decked terrace is immediately to the rear of the property with a ramp leading down to the garden.

DOUBLE GARAGE & DRIVEWAY

A double width driveway leads to a detached double garage having an up and over door, light and power.

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.

TENURE

We understand that the property is Freehold.

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 in-house 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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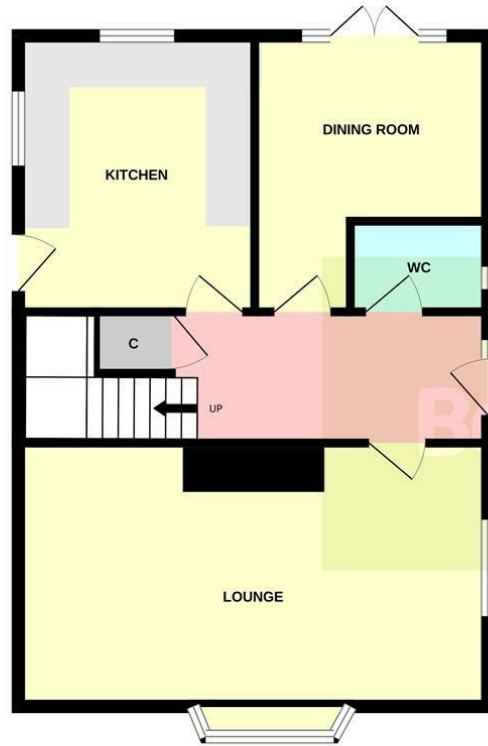
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

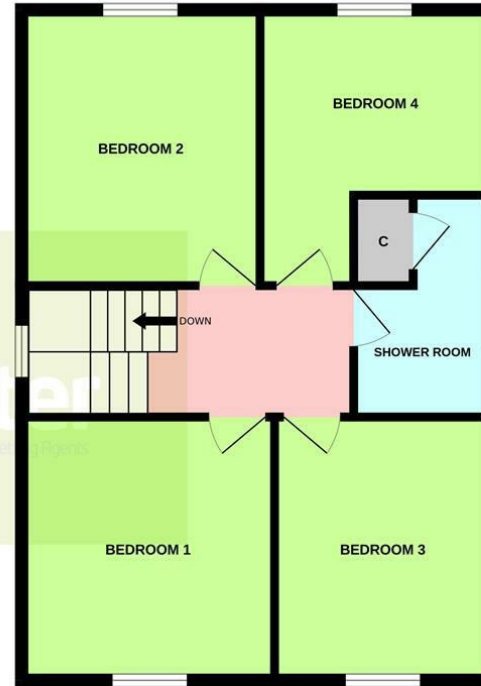




GROUND FLOOR
618 sq.ft. (57.4 sq.m.) approx.



1ST FLOOR
618 sq.ft. (57.4 sq.m.) approx.



TOTAL FLOOR AREA : 1236 sq.ft. (114.8 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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