



Hazel Court, Brough, HU15 1TS  
£340,000

Philip  
**Bannister**  
Estate & Letting Agents

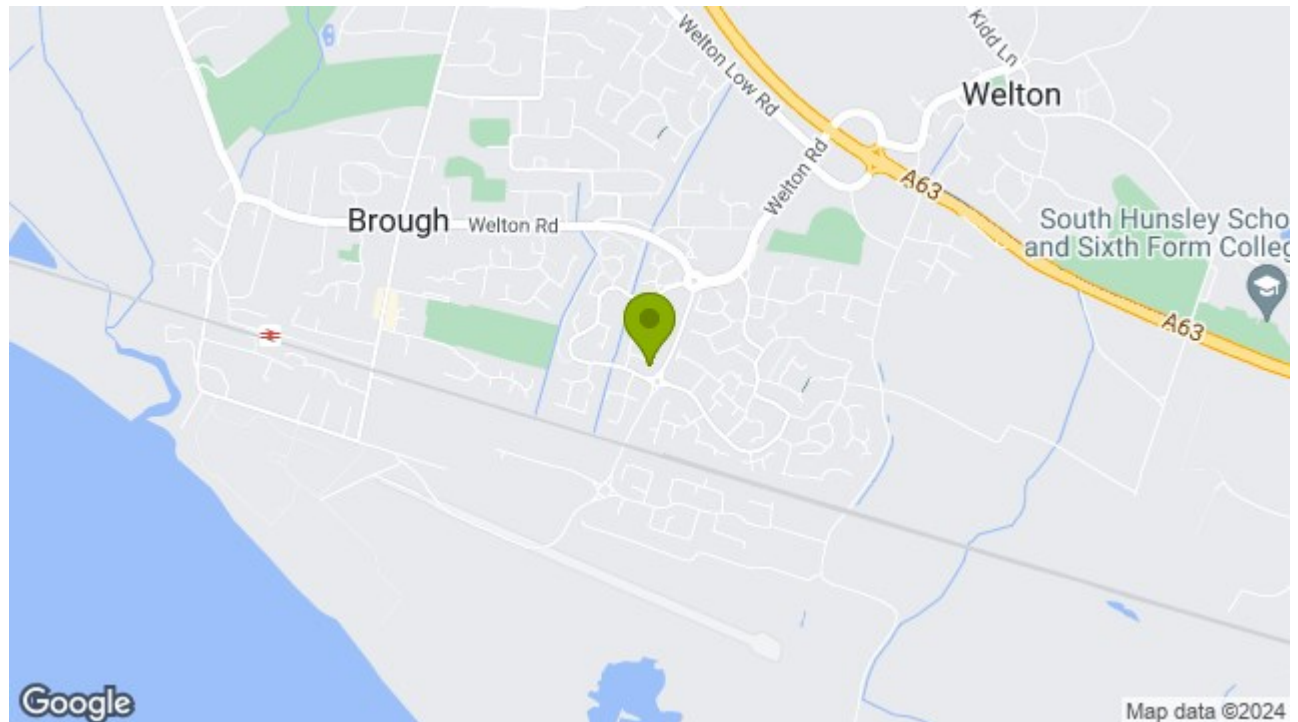
# Hazel Court, Brough, HU15 1TS

## Key Features

- Superb Detached Property
- 4 Generous Bedrooms
- Immaculately Presented Throughout
- Impressive En-Suite To Master
- Luxurious Family Bathroom
- Attractive Spacious Lounge
- Dining Kitchen
- Ground Floor Cloaks/WC
- Driveway & Garage
- EPC = C

Nestled in a small cul-de-sac of only three properties, just off Hazel Court, this remarkable 4-bedroom family home stands as a testament to its current owner. Impeccably finished throughout, the house exudes a sense of luxury, highlighted by the impressive bathroom and en-suite. The ground floor unfolds with an inviting entrance hall, featuring a striking cloakroom/wc, leading to a spacious lounge adorned with double doors and a log burning stove. There is a well-appointed fitted dining kitchen, complemented by four generously sized bedrooms, including a master suite with the impressive en-suite. The property boasts excellent parking options with a driveway, carport, and garage. The rear garden is a blank canvas, inviting the new owner to add their own style.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	85
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite door, the entrance hall features wooden flooring, a staircase to the first floor, a further door leading to the driveway and cloakroom/wc off.

#### CLOAKROOM/WC

The stylish cloakroom is fitted with a two piece suite comprising WC with a concealed flush and wall mounted wash basin. There is a tiled floor and partly tiled walls in a green metro style.

#### LOUNGE

16' x 19'2 (4.88m x 5.84m)

Part glazed double doors lead through to an attractive lounge with a continuation of the wooden flooring, a stunning log burning stove is the centrepiece of the room. A window overlooks the rear garden and there are French doors leading out.

#### DINING KITCHEN

13'1 x 10'7 (3.99m x 3.23m)

The attractive kitchen is positioned to the front of the property and features a range of shaker style wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit with swan neck mixer tap, integral appliances include a double oven/grill, hob with filter hood, fridge freezer and a slimline dishwasher. There is space for a dining table, a window to the front elevation and a continuation of the wooden flooring.

### FIRST FLOOR

#### LANDING

A spacious landing provides access to the accommodation at first floor level.

#### BEDROOM 1

16'2 x 11'1 (4.93m x 3.38m)

A generous master bedroom with windows to two elevations. There are two fitted double wardrobes to one corner and en-suite facilitates off.

#### EN-SUITE

The beautifully appointed en-suite is fitted with a large walk-in shower, countertop wash basin and a WC. There is contrasting tiling to the walls, floor tiling, an anthracite towel rail and a window to the front elevation.

#### BEDROOM 2

10'1 + wardrobes x 11'9 (3.07m + wardrobes x 3.58m)

A second double bedroom with fitted wardrobes and a window to the front elevation.

#### BEDROOM 3

9'6 + recess x 11' (2.90m + recess x 3.35m)

A further double bedroom with a window to the rear.

#### BEDROOM 4

12'8 x 8'6 (3.86m x 2.59m)

A generous fourth bedroom with a window to the rear.

#### BATHROOM

The luxuriously appointed bathroom is fitted with a four piece suite comprising "Burlington" style WC, wash basin, large shower enclosure and a freestanding ball and claw bath. There is tiling to the floor, part tiled walls, a heated towel rail and a window to the side elevation.

### OUTSIDE

#### FRONT

To the front of the property there is a lawned garden with curved hedging and a footpath leading to the entrance door.

#### REAR

The rear garden is a blank canvas which allows a purchaser to add their own stamp. Immediately to the rear of the property is a patio area with low level walling, a further private patio area is set behind the garage.

#### DRIVEWAY & GARAGE

A side driveway is positioned to the front of the property and continues through timber gates beneath a carport and leading to a garage. The detached garage features an up and over door, light, power and a personnel door from the garage.

#### 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 E. (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.

## AGENT NOTES.

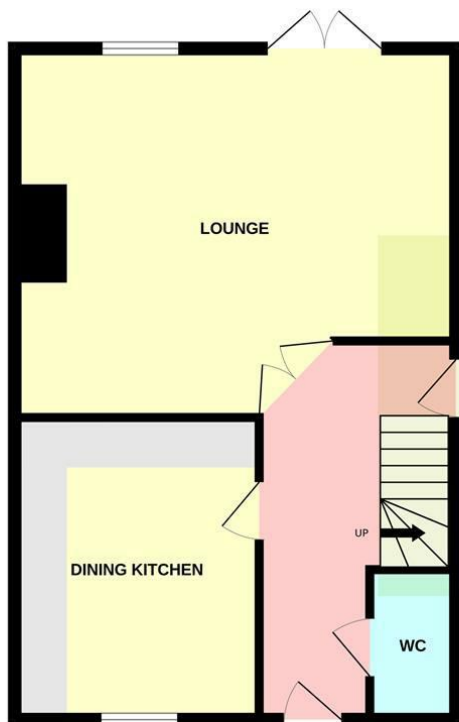
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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  
549 sq.ft. (51.0 sq.m.) approx.



1ST FLOOR  
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 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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