



Husthwaite Road, Brough, HU15 1TF
£335,000

Philip
Bannister
Estate & Letting Agents

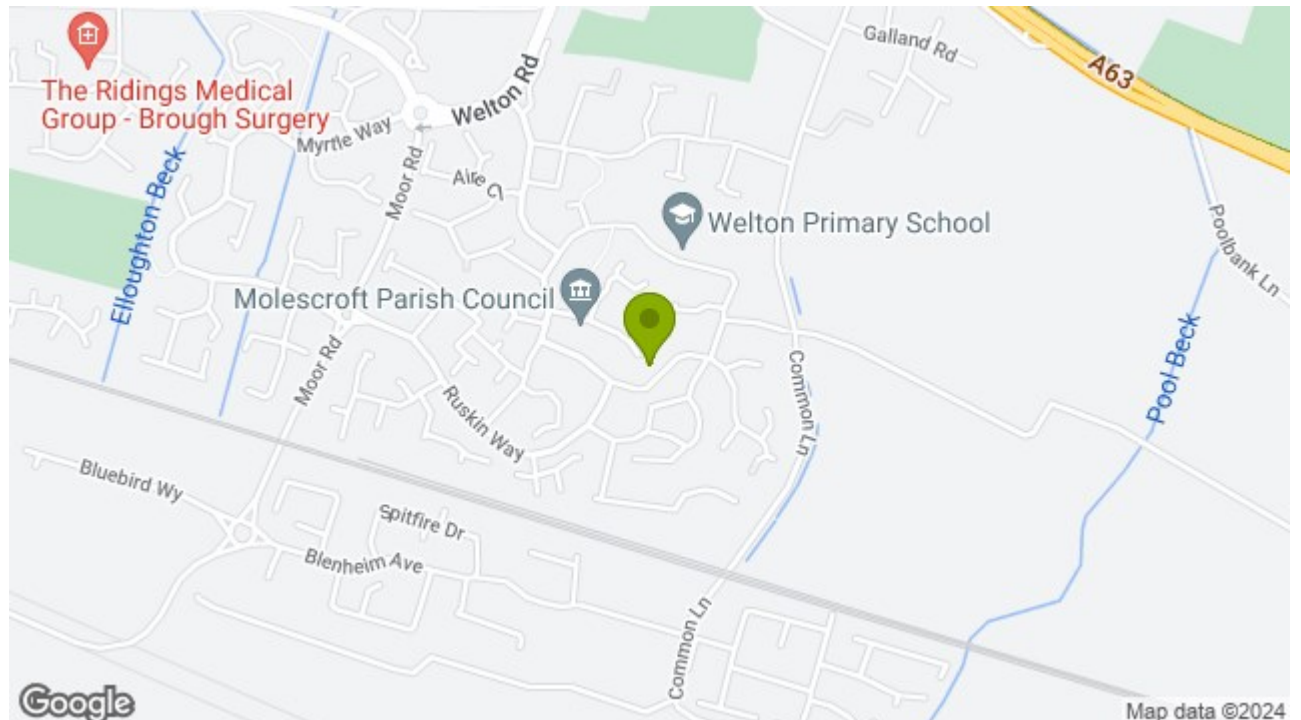
Husthwaite Road, Brough, HU15 1TF

Key Features

- Spacious Family Home
- 5 Double Bedrooms
- 4 Bath/Shower Rooms
- 2 Reception Rooms
- Fitted Breakfast Kitchen
- Large Rear Garden
- Tandem Double Garage
- EPC = C

An expansive family home, thoughtfully designed to provide versatile and comfortable living across three well-appointed floors. Boasting five generously sized double bedrooms, this residence offers ample space for a growing family. The property is complemented by a larger-than-average rear garden and a tandem double garage ensures convenient parking and additional storage. Inside, the well-presented interior includes a welcoming entrance hall, leading to a generously proportioned lounge and a flexible dining/sitting room. The heart of the home lies in the spacious dining kitchen with a number of integral appliances. The property further includes three en-suites and a family bathroom. This fabulous home offers space and functionality for a modern family lifestyle.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	86
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
75	
EU Directive 2002/91/EC	
England & Wales	





ACCOMODATION

This property is arranged over three floors and comprises;

GROUND FLOOR

ENTRANCE HALLWAY

This welcoming entrance hall provides access to all rooms at ground floor level, under stair cupboard and staircase to the first floor.

W.C.

With pedestal wash basin, W.C., half tiled walls and window to the rear elevation.

LOUNGE

19'7 x 11'5 (5.97m x 3.48m)

This spacious reception room has a feature fire surround housing a living flame gas fire and boasts a dual aspect with window to the front elevation and double doors leading out to the rear garden.

DINING ROOM

12'6 x 9'6 (3.81m x 2.90m)

With window to the front elevation.

DINING KITCHEN

13'5 x 12'11 (4.09m x 3.94m)

This spacious dining kitchen benefits from a range of contemporary wall and base units with complementary worksurfaces. One and a half sink and drainer with mixer tap sit beneath a window overlooking the rear garden, a host of integral appliances include fridge freezer, dishwasher and extractor hood with space for washing machine and range style cooker. There is splashback tiling, inset spot lights and access to the rear garden.

FIRST FLOOR

LANDING

Providing access to all rooms at first floor level and a staircase leading to the second floor.

BEDROOM 1

12'10 x 11'3 (3.91m x 3.43m)

This spacious master bedroom benefits from built in wardrobes, window to the front elevation and door to the en-suite.

EN-SUITE

This three piece suite comprises of pedestal wash basin, W.C. and separate shower enclosure, wall mounted towel rail and fully tiled walls and floor, window to the rear elevation and door to airing cupboard.

BEDROOM 2

12'11 x 10'7 (3.94m x 3.23m)

This good size double bedroom benefits from built in wardrobes, door to en-suite and window to the rear elevation.

EN-SUITE

This three piece suite comprises a W.C, pedestal wash basin and shower enclosure. There are tiled walls and window to the side elevation.

BEDROOM 3

12'10 x 9'8 (3.91m x 2.95m)

This third double bedroom boasts built in wardrobes and window to the front elevation.

SECOND FLOOR

LANDING

Boasts a Velux window to the rear elevation and provides access to both bedrooms and useful storage cupboard.

BEDROOM 4

15'9 x 10'5 (4.80m x 3.18m)

This well sized fourth bedroom has built in wardrobes, window to the front elevation and door to the en-suite.

EN-SUITE

This three piece suite comprises a pedestal wash basin, shower enclosure and W.C.

BEDROOM 5

15'9 x 9'9 (4.80m x 2.97m)

This well sized double bedroom benefits from a storage cupboard, window to the front elevation.

OUTSIDE

FRONT

To the front of the property there is privet hedging and a footpath leading to the entrance door.

REAR

The rear garden boasts a patio and decked area with lawned area. The garden enjoys a westerly aspect with walled and fence boundary surrounding the entire perimeter.

GARAGE & DRIVEWAY

A driveway provides off street parking and leads to a tandem double garage with up and over door, light and power. A personnel door leads from the rear garden.

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



UPVC 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 F. (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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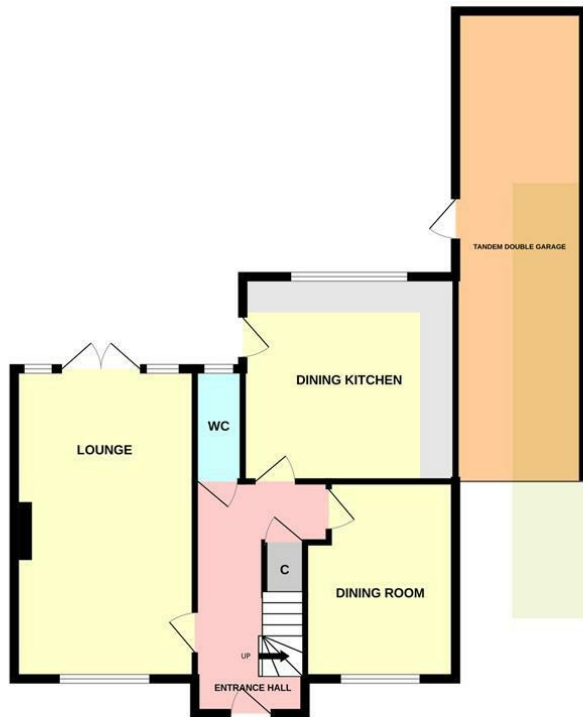
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Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may 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
876 sq.ft. (81.4 sq.m.) approx.



1ST FLOOR
624 sq.ft. (58.0 sq.m.) approx.



2ND FLOOR
440 sq.ft. (40.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1776sq.ft. (165.0 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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