



Spitfire drive, Brough, HU15 1YP  
£275,000

Philip  
**Bannister**  
Estate & Letting Agents

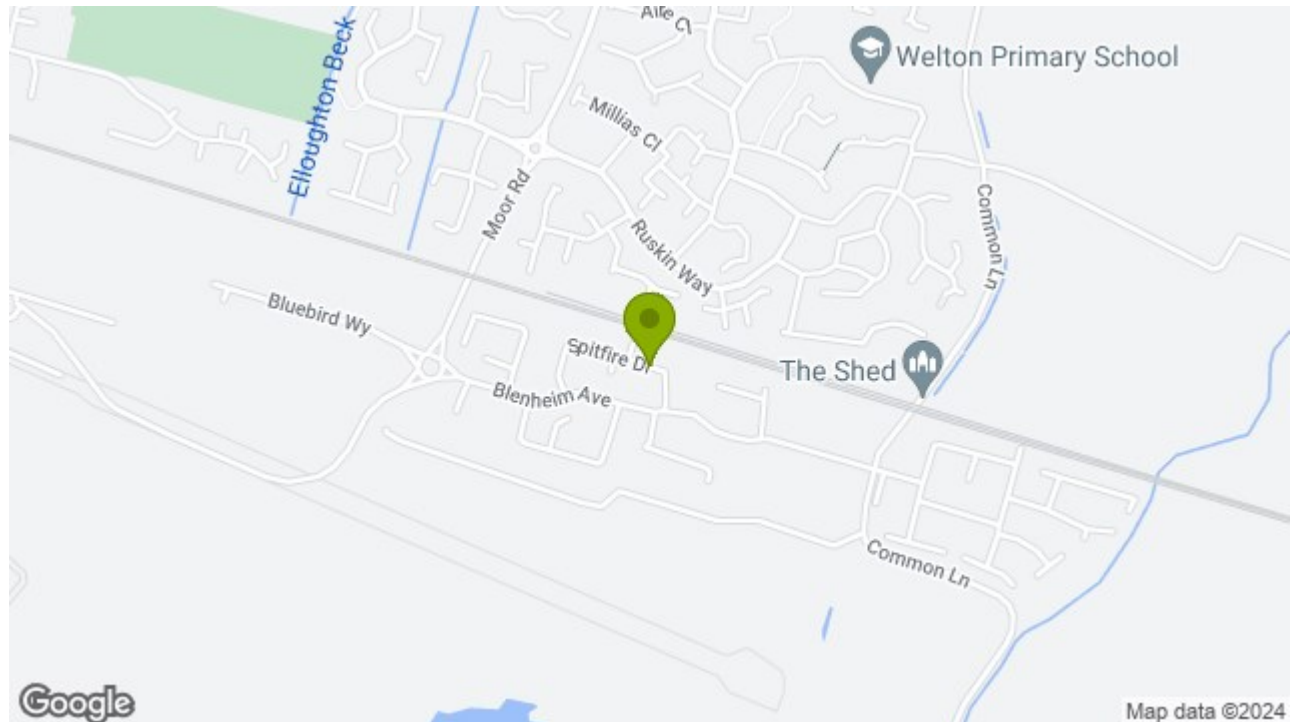
# Spitfire drive, Brough, HU15 1YP

## Key Features

- Attractive Modern Home
- 3 Excellent Sized Double Bedrooms
- Superb Open Plan Layout
- Upgraded Kitchen & Utility Room
- Fitted Wardrobes To All Bedrooms
- En-Suite To Master Bedroom
- Contemporary Bathroom
- Ground Floor Cloakroom/WC
- Drive, Garage & Gardens
- EPC = B

This modern detached property is the ideal home for families seeking a modern and flexible living space. Its downstairs layout is designed for seamless flow, starting with a comfortable lounge that effortlessly transitions into the spacious and upgraded kitchen diner, providing the perfect setting for both entertaining and family meals. The convenience continues with a separate utility room and a practical cloakroom. Upstairs, the three double bedrooms are fitted with bespoke wardrobes, with the main bedroom enjoying the added luxury of an en suite shower room in addition to the family bathroom. Outside, the double width driveway is in addition to the integral garage. A rear garden is a good size and offers a degree of privacy.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(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

The property is arranged over two floors and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

Allowing access to the property through a composite door. A staircase leads to the first floor and an internal door leads to:

#### LOUNGE

10'0" x 14'7" (3.05m x 4.45m)

The attractive front facing lounge is fitted with LVT flooring, a window to the front elevation and access to a useful storage cupboard. The rooms is open plan to:

#### KITCHEN DINER

8'9" x 8'3" + 7'10" x 8'3" (2.67m x 2.51m + 2.39m x 2.51m)

A fabulous open plan dining kitchen spans the width of the property and is fitted with a comprehensive selection of upgraded wall and base units which are mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit sits beneath a window overlooking the rear garden and there is a series of integral Zanussi appliances which include an electric oven, gas hob beneath extractor hood, fridge freezer and dishwasher. There is a continuation of the LVT flooring, space for a dining table and French doors opening to the garden. The kitchen is open to:

#### UTILITY AREA

5'10" x 5'0" (1.78m x 1.52m)

With units matching those of the kitchen, a continuation of the LVT flooring, space and plumbing for an automatic washing machine and a door to:

## CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin. There is a continuation of the LVT flooring.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### BEDROOM 1

9'1" x 14'3" ( 2.77m x 4.34m)

A spacious master bedroom with bespoke fitted wardrobe, matching bedside cabinets and a window to the front elevation.

#### EN-SUITE

6'7" x 4'7" (2.01m x 1.40m)

The en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a large shower cubicle with thermostatic shower and tiling. There is a ladder style heated towel rail and a window to the rear.

#### BEDROOM 2

10'0" x 12'6" (3.05m x 3.81m)

A second double bedroom with bespoke fitted furniture including a wardrobe, bedside cabinets and drawers. A window is to the front elevation and double doors open to a useful study area.

#### BEDROOM 3

8'11" x 10'9" ( 2.72m x 3.28m)

A third good sized double bedroom with bespoke fitted wardrobes and a window to the rear elevation.

#### BATHROOM

6'4" x 6'3" (1.93m x 1.91m)

A well appointed bathroom which features a three piece suite comprising WC, pedestal wash basin and

a panelled bath with a thermostatic shower, folding screen and tiling. There is a window to the rear and a ladder style heated towel rail.

### OUTSIDE

#### FRONT

To the front of the property there is a double width block paved driveway providing excellent parking facilities and leading to an integral garage. There are areas of lawn either side of the driveway and a footpath leading around the side of the property.

#### REAR

The rear garden offers a good level of privacy and is not particularly overlooked. The garden is mainly laid to lawn with timber fencing to the perimeter and and a path immediately to the rear.

#### GARAGE

The integral garage features 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. It will however be subject to an Estate Charge. There may also be associated costs which should be checked with your legal representatives.

## 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.

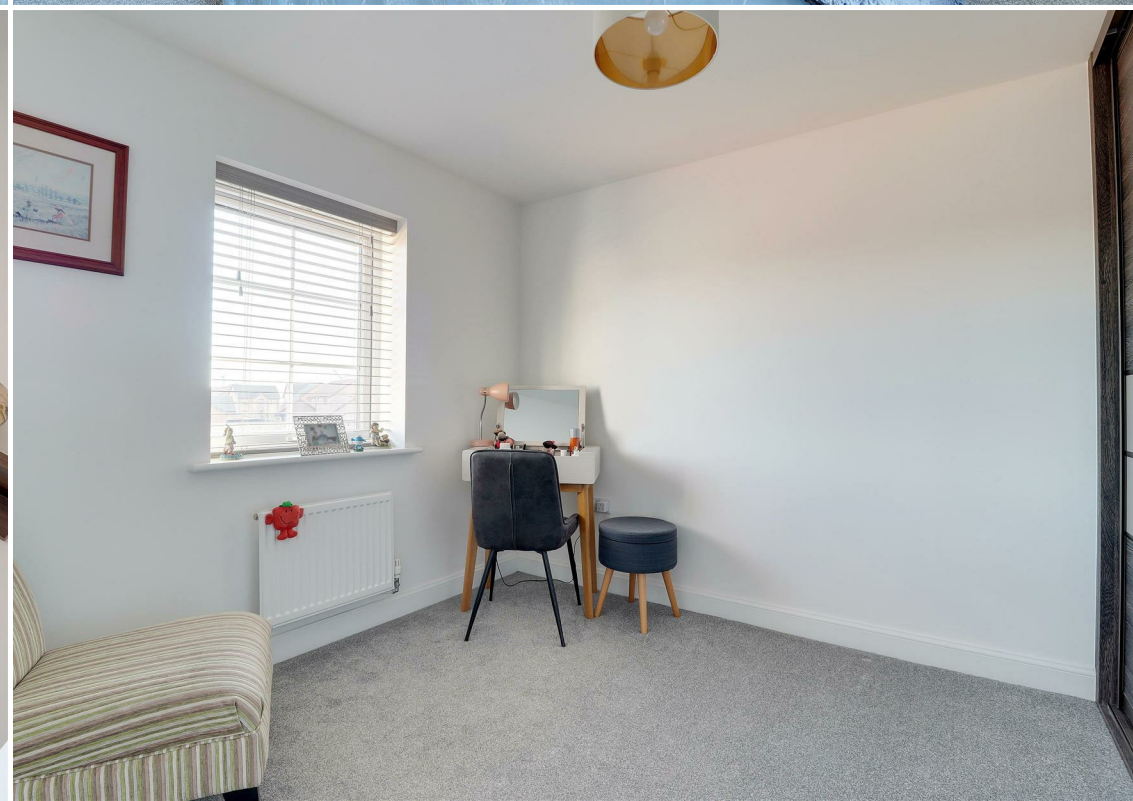
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent.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

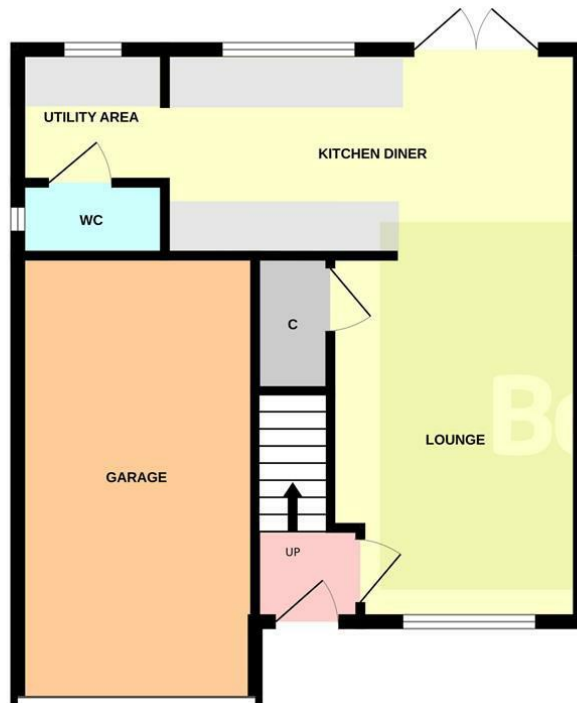
Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100







GROUND FLOOR  
539 sq.ft. (50.1 sq.m.) approx.



1ST FLOOR  
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 1013 sq.ft. (94.1 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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