



Spitfire Drive, Brough, HU15 1YP
£195,000



Platinum Collection

Spitfire Drive, Brough, HU15 1YP

£5,000 Allowance Towards Deposit

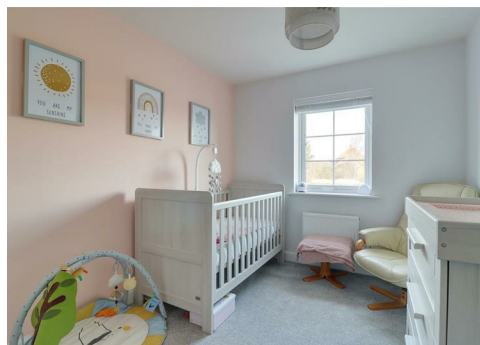
This modern 2-bedroom semi-detached house, nestled in a sought-after contemporary development, is a prime opportunity for first-time buyers, downsizers and investors alike. The property is immaculately presented, offering turnkey accommodation. The ground floor features an entrance leading to a front-facing reception room, an inner hall with a convenient cloakroom/wc, and a bright breakfast kitchen boasting French doors that open to the garden. Upstairs, the first floor unveils two generously sized double bedrooms and a stylish contemporary bathroom. Outside, there is the convenience of allocated parking for two vehicles and a well-maintained lawned rear garden.



Spitfire Drive, Brough, HU15 1YP

Key Features

- Stunning 2 Bedroom Home
- 2 Double Bedrooms
- Well Presented Accommodation
- Breakfast Kitchen With Integral Appliances
- Landscaped Rear Garden
- 2 Parking Spaces To The Front
- Contemporary Bathroom
- Ground Floor Cloaks/WC
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		97
(81-91) B	83	
(69-80) C		
(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	

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, a staircase leads to the first floor and internal door to:

LOUNGE

11'7" x 12'11" (3.53m x 3.94m)

An attractive front facing reception room with a window to the elevation.

INNER HALL

With access to:

CLOAKROOM/WC

5'10" x 2'9" (1.78m x 0.84m)

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

BREAKFAST KITCHEN

14'9" x 9'3" (4.50m x 2.82m)

The breakfast kitchen is fitted with a range of wall and base units mounted with complementary worksurfaces, sink unit, oven, hob and extractor hood. A range of integral appliances include an oven, hob and extractor, washing machine, fridge freezer and dishwasher. There is a useful storage cupboard and French doors open to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

11'7" x 11'0" (3.53m x 3.35m)

A good sized double bedroom with two built in storage cupboards and a window to the front elevation.

BEDROOM 2

8'3" x 11'2" (2.51m x 3.40m)

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

BATHROOM

6'2" x 6'7" (1.88m x 2.01m)

Fitted with a three piece suite comprising WC, wash basin and a panelled bath. There is a window to the rear elevation.

OUTSIDE

FRONT

To the front of the property there are two allocated parking spaces.

REAR

To the rear of the property there is a landscaped garden with a footpath dissecting a lawn area and leading to a patio towards the bottom of the garden. There are raised sleeper planting beds and timber fencing to the perimeter.

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 B. (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.

AGENT NOTES.

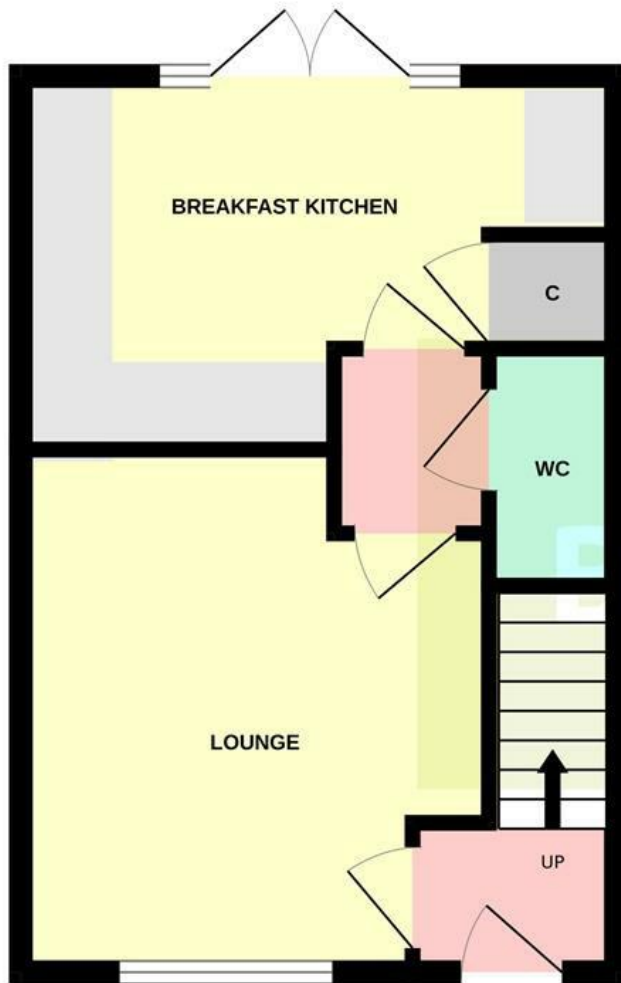


Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all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

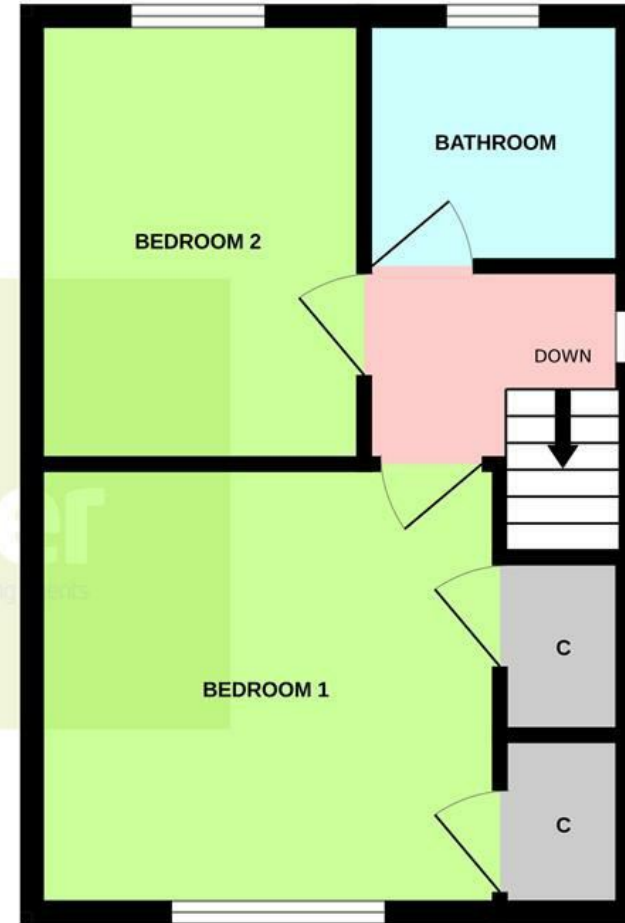
In compliance with NTSTEAT Guidance on Referral

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
326 sq.ft. (30.3 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.3 sq.m.) approx.



TOTAL FLOOR AREA : 652 sq.ft. (60.5 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.
Made with Metropix ©2024



Philip
Bannister
Estate & Letting Agents

Platinum Collection

1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW
Tel: 01482 668663 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

