



Lancaster Way, Brough, HU15 1TZ
£250,000

Philip
Bannister
Estate & Letting Agents

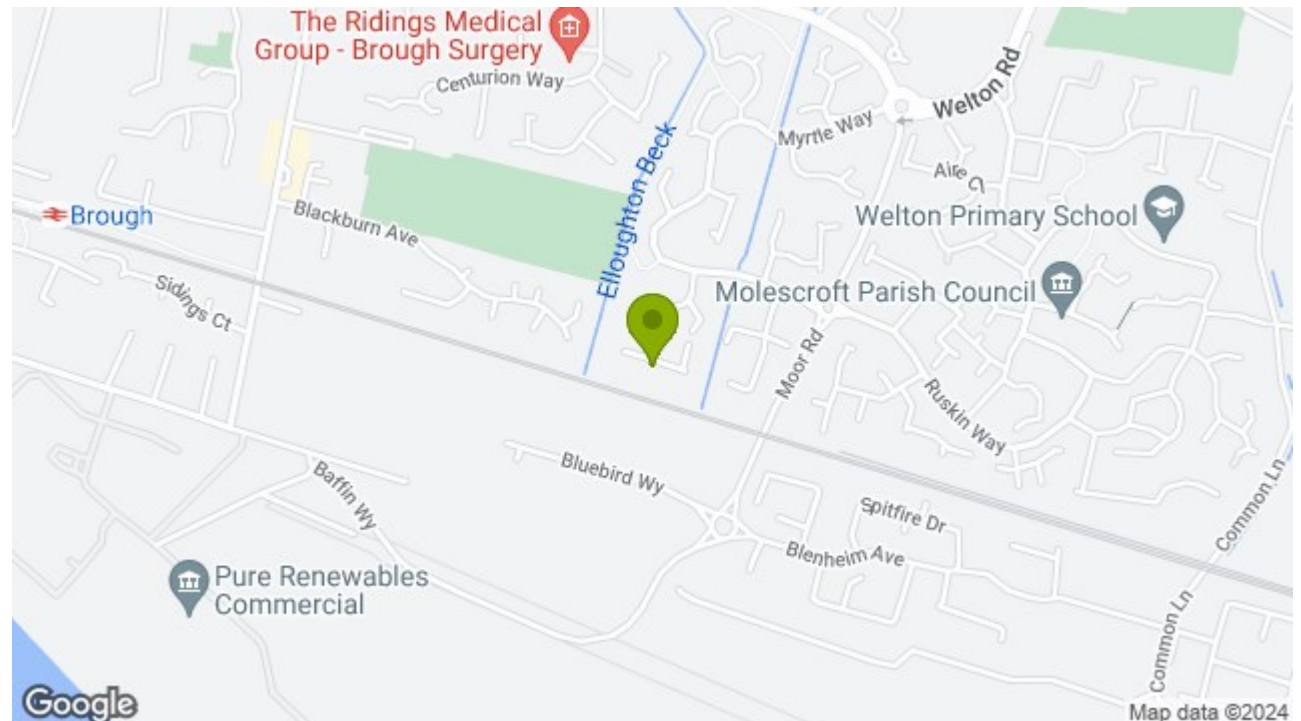
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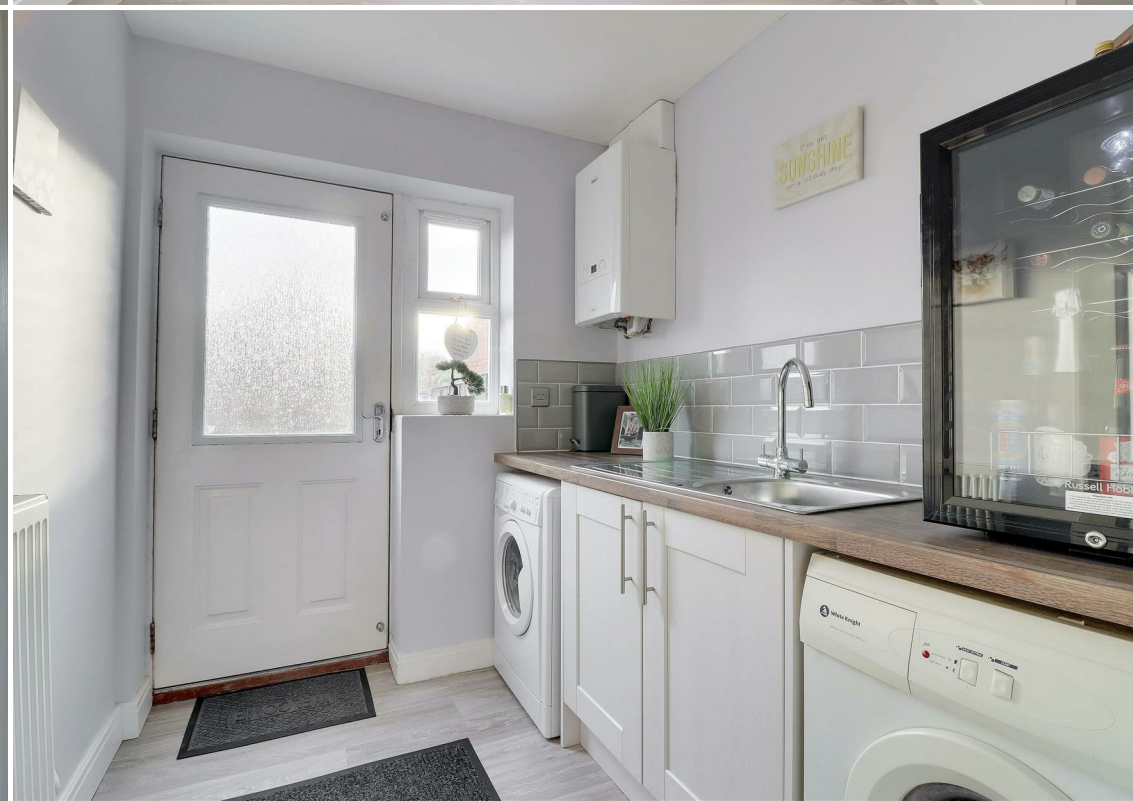
This spacious 4-bedroom semi-detached townhouse presents a versatile and inviting living space. Boasting a private southerly rear garden, the property offers a perfect blend of comfort and style. The ground floor features a stunning dining kitchen, a separate utility room, a versatile reception room, and a convenient cloakroom/wc. Ascending to the first floor reveals a large "L" shaped lounge, accompanied by a master bedroom with its own en-suite. The second floor hosts three additional well-proportioned bedrooms and a family bathroom. Beyond the interior, the property extends its appeal with a single garage and private parking.

Key Features

- Spacious 4 Bedroom Home
- Stunning Dining Kitchen
- 2 Versatile Reception Rooms
- Southerly Aspect To The Rear
- 2 Bath/Shower Rooms
- Separate Utility Room
- Ground Floor Cloakroom/WC
- Off Street Parking & Garage
- EPC = TBC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	76	86
England & Wales	EU Directive 2002/91/EC	





ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a part-glazed entrance door. The welcoming entrance hall allows access to the ground floor accommodation, there is a staircase to the first floor and a staircase leading to the first floor.

CLOAKROOM/WC

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

SITTING ROOM

12'9 x 10'11 (3.89m x 3.33m)

This front facing reception room offers excellent versatility and features a window to the front elevation.

DINING KITCHEN

12'6 x 14'10 + recess (3.81m x 4.52m + recess)

The impressive and recently fitted breakfast kitchen features a comprehensive selection of shaker style wall and base units mounted with complementary worksurfaces beneath tiled splashbacks. There is a stainless steel sink unit beneath a window to the rear elevation, a host of integral appliances include a double oven/grill, gas hob beneath a concealed extractor hood, fridge, freezer and dishwasher. There is undercabinet lighting, space for a dining table and laminate flooring throughout.

UTILITY ROOM

7'2 x 6'8 (2.18m x 2.03m)

Finished to the same standard as the kitchen with

matching wall and base units mounted with complementary worksurfaces and tiled splashbacks. There is space and plumbing for an automatic washing machine and second under counter appliance. A continuation of the laminate flooring and a door leading to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A further staircase leads to the second floor.

LOUNGE

12'10 max x 17'9 max (3.91m max x 5.41m max)

A spacious "L" shaped reception room provides ample space for a living room suite. There are two windows to the front elevation.

BEDROOM 1

12'6 x 10'11 (3.81m x 3.33m)

The master bedroom suite is located to the rear of the property with a window to the elevation. The bedroom is of generous proportions and is fitted with an air-conditioning unit. There are en-suite facilities off.

EN-SUITE

The en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower and glazed screen above. There is partial tiling to the walls and a window to the rear.

SECOND FLOOR

LANDING

With access to the accommodation at second floor level and a built-in airing cupboard.

BEDROOM 2

12'6 x 10'11 (3.81m x 3.33m)

A generous double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

11'11 x 9'10 (3.63m x 3.00m)

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

BEDROOM 4

7'8 x 8'5 (2.34m x 2.57m)

An excellent space for home working or a fourth bedroom, with a window to the front elevation.

BATHROOM

The family bathroom is fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower and glazed screen above. There is partial tiling to the walls and a window to the rear.

OUTSIDE

FRONT

To the front of the property there is a footpath which leads to the entrance door having gravelled planting beds either side.

REAR

The garden enjoys a southerly aspect and is not overlooked to the rear. Adjoining the property is a paved patio with a lawn beyond. There is timber fencing to the perimeter and a footpath leading to a gate to the garage.

GARAGE

A single garage with a parking space to the front is positioned to the rear of the property.



GENERAL INFORMATION ELLOUGHTON

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.

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.

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.

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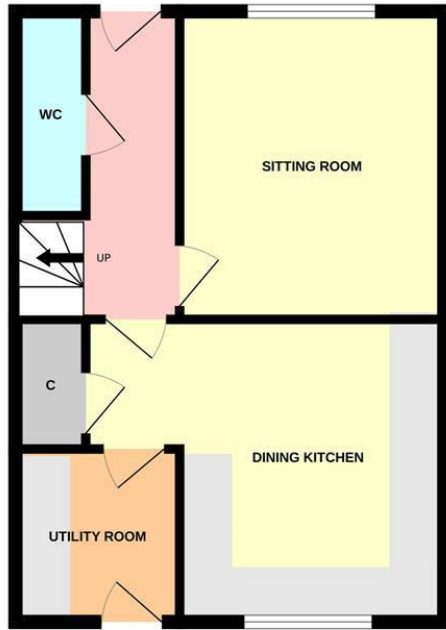
capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSEAT 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

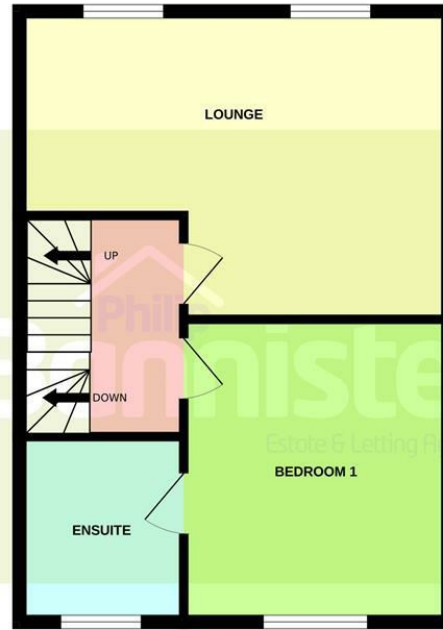




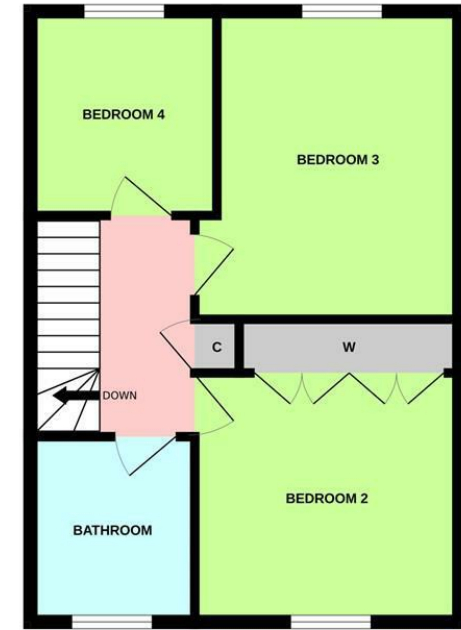
GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR
447 sq.ft. (41.5 sq.m.) approx.



2ND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 1341 sq.ft. (124.6 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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