



Liberty Park, Brough, HU15 1FS
£175,000

Philip
Bannister
Estate & Letting Agents

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£5,000 ALLOWANCE TOWARDS DEPOSIT This modern 3-bedroom mid-terrace home offers well-designed contemporary living. An open-plan layout seamlessly connects the lounge to the fitted dining kitchen, creating a spacious and inviting space, complemented by a convenient cloakroom/wc. Ascending to the first floor reveals three good sized bedrooms, with the master bedroom boasting fitted wardrobes. The family bathroom completes the upper level. Outside, the property features off-street parking to the front, while to the rear there is a lawned garden.

Key Features

- *** £5000 TOWARDS DEPOSIT ***
- 3 Good Sized Bedrooms
- Open Plan Living
- Ground Floor WC
- Cul-De-Sac Location
- Fitted Kitchen
- Rear Garden
- Off Street Parking
- EPC - C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	78	
(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 accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property, internal door to:

CLOAKROOM/WC

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

LOUNGE

16'8" x 9'8" (5.08m x 2.95m)

This attractive reception room with ample space for a living room suite, window to the front and a staircase leading to the first floor with a storage cupboard beneath. Opening to a breakfast kitchen.

DINING KITCHEN

9'5 x 7'11 (2.87m x 2.41m)

A fitted kitchen featuring a range of wall and base units mounted with contrasting worksurfaces and matching upstands. A stainless steel sink unit is positioned beneath a window to the rear and integral appliances include an oven, gas hob and concealed extractor hood. There is space and plumbing for an automatic washing machine and space for a larger fridge freezer. There is ample space for a dining table, with French doors opening to the rear garden.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

14'8" incl wardrobes x 9'5" (4.47m incl wardrobes x 2.87m)

A master bedroom of double proportions, with fitted wardrobes and a window to the rear elevation.

BEDROOM 2

13'1" x 8'5" (4.01m x 2.58m)

A generous second bedroom with a window to the front elevation.

BEDROOM 3

9'10" x 7'6" max (3.00m x 2.29m max)

The third bedroom is excellent proportions with a window to the front elevation.

BATHROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen, shower and tiling above.

OUTSIDE

FRONT

To the front of the property there is a driveway providing off street parking.

REAR

The rear garden is predominately laid to lawn with a footpath to one side. There is timber fencing and gravelled borders.

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.

SECURITY - The property has the benefit of an installed burglar alarm system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (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.

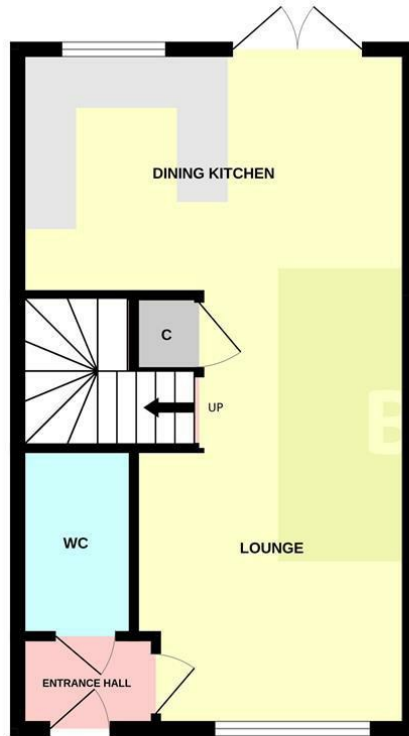
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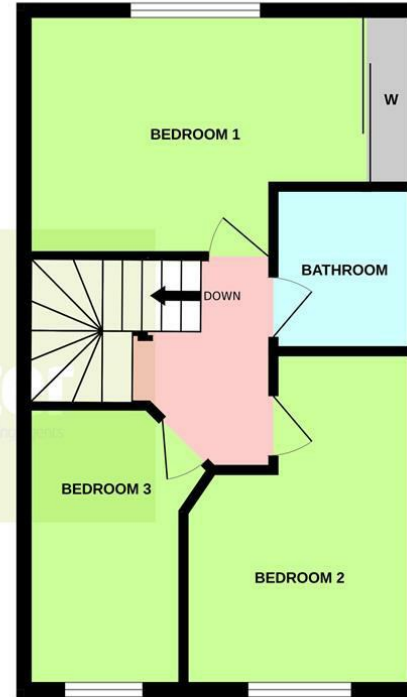
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GROUND FLOOR
412 sq.ft. (38.3 sq.m.) approx.



1ST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 824 sq.ft. (76.6 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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