



Cavendish Park, Brough, HU15 1AU
£308,000

Philip
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Estate & Letting Agents

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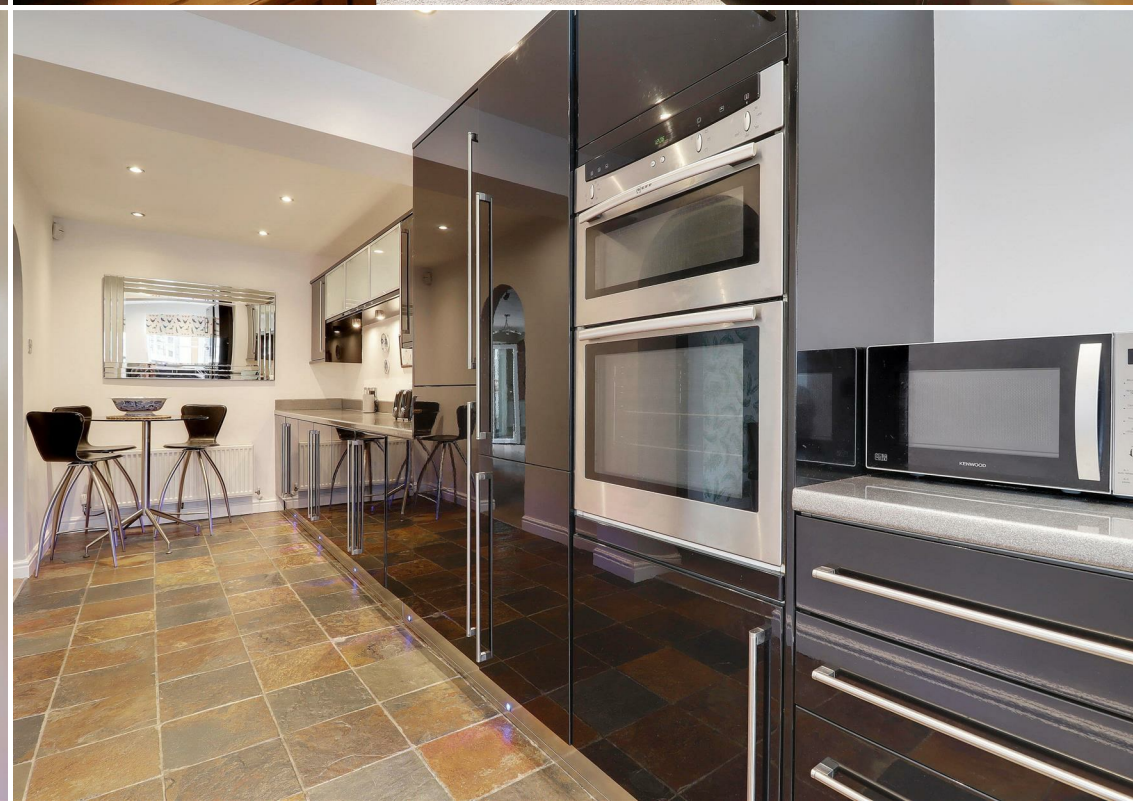
Key Features

- Detached Family Home
- 4 Fitted Bedrooms
- Modern Breakfast Kitchen
- Versatile Living Arrangements
- Recently Installed Bathroom & En-Suite
- Ground Floor Cloakroom/WC
- Separate Utility Room
- Driveway Parking
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	81
(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	

Set within a small cul-de-sac of similar properties, this detached 4-bedroom family home stands as a testament to its current owners, offering immaculately presented and recently upgraded accommodation. The ground floor offers flexible living arrangements which include a contemporary breakfast kitchen, separate utility room, inviting dining room, cosy lounge, versatile family room, conservatory, and a convenient cloakroom/WC. The first floor reveals four bedrooms, each adorned with fitted wardrobes. The primary bedroom boasts a recently updated modern en-suite, complementing the luxurious family bathroom. Outside, a double-width driveway provides ample parking, while the rear garden offers an attractive outdoor space.







ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

BREAKFAST KITCHEN

21'4" x 6'7" (6.50 x 2.01)

A residential entrance door allows access to the property. Upon entering the kitchen, there is a comprehensive range of fitted with a range of high gloss wall and base units mounted with complementary work surfaces and matching upstands. A host of integral appliances include a mid-height NĒFF electric double oven, gas hob beneath a stainless steel extractor hood, fridge freezer and dish washer. A composite sink unit sits beneath a window to the front elevation, there is a tiled floor throughout, recessed spotlights, plinth lighting, velux skylight and space for a breakfast table.

Archways lead to to:

INNER HALLWAY

Allows access to:

CLOAKROOM/WC

Fitted with a two piece white suite comprising WC and wash basin, splashback tiling and a window to the front elevation.

UTILITY ROOM

8'4" x 6'4" (2.54 x 1.93)

Accessed from the hallway, providing excellent storage space and having plumbing for automatic washing machine and space for additional appliances.

DINING ROOM

11'0" x 8'2" (3.35 x 2.49)

An attractive front facing reception room offering excellent versatility.

LOUNGE

13'7" x 10'7" (4.14 x 3.23)

Accessed via oak double doors to a cosy lounge which includes a feature fireplace housing a living flame gas fire, marble hearth and backplate. There is a window overlooking the rear garden.

FAMILY ROOM

14'6" x 8'3" (4.42 x 2.51)

An open space with a staircase leading to the first floor and glazed double doors leading to:

CONSERVATORY

A brick and uPVC conservatory overlooking the rear garden, French doors open to a patio area.

FIRST FLOOR

LANDING

A part galleried landing leads to the first floor accommodation. There is a built-in airing cupboard.

BEDROOM 1

10'10" x 10'8" (3.30 x 3.25)

A spacious double bedroom with fitted slide-front wardrobes, matching bedside cabinets and a window to the rear elevation.

EN-SUITE

A recently installed contemporary en-suite which is fitted with a WC, vanity wash basin with fixed unit and a walk-in shower. There is sleek tiling to the walls and a window to the side elevation.

BEDROOM 2

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

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

BEDROOM 3

12'0" x 6'0" (3.66 x 1.83)

A good sized third bedroom with mirror fronted wardrobes and a window to the front elevation.

BEDROOM 4/DRESSING ROOM

9'4" x 7'3" (2.84 x 2.21)

The 4th bedroom is currently utilised as a dressing room with a range of fitted wardrobes and a window to the front elevation.

BATHROOM

A luxurious family bathroom which is installed with a modern three piece suite comprising WC, vanity wash basin upon a fixed unit and a panelled bath. There is marble effect tiling to the walls, an anthracite heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

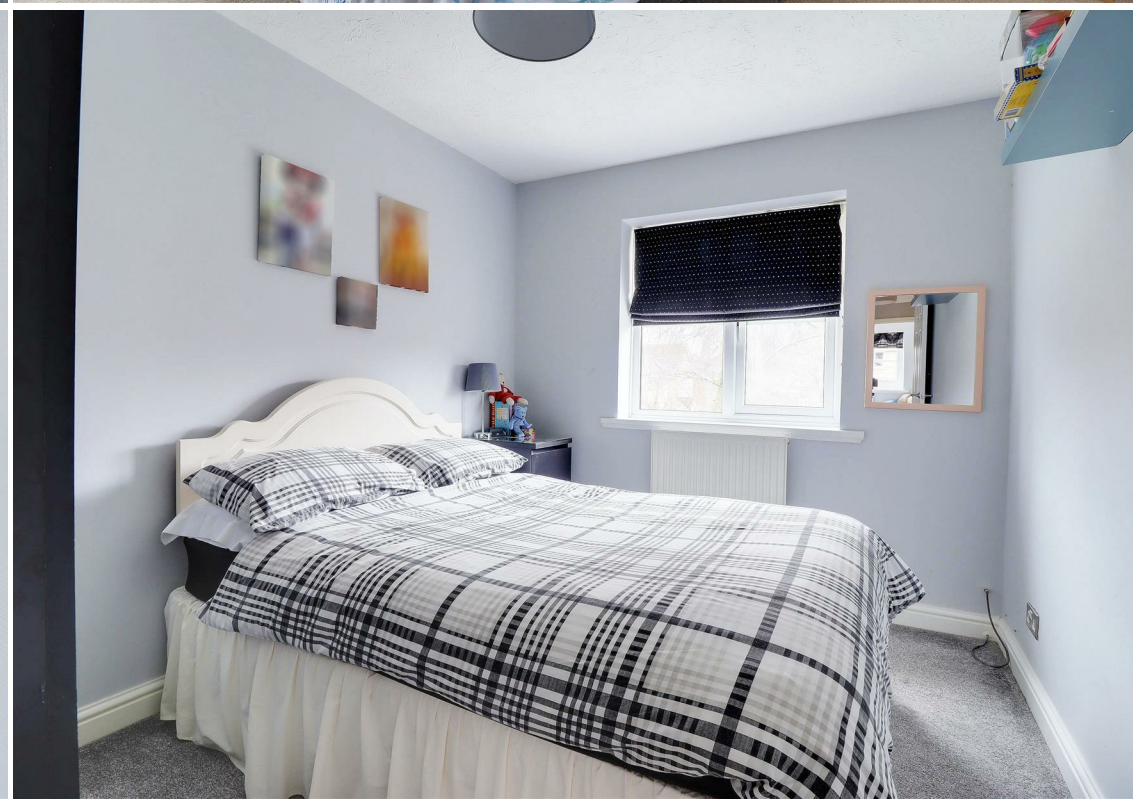
To the front of the property there is a double width driveway offering ample off street parking. A pedestrian gate leads to the side and rear.

REAR

To the rear of the property there is a lawned garden with gravelled beds and a paved footpath leading to a patio which adjoins the property. To one corner there is a garden shed and timber fencing runs 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 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.

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

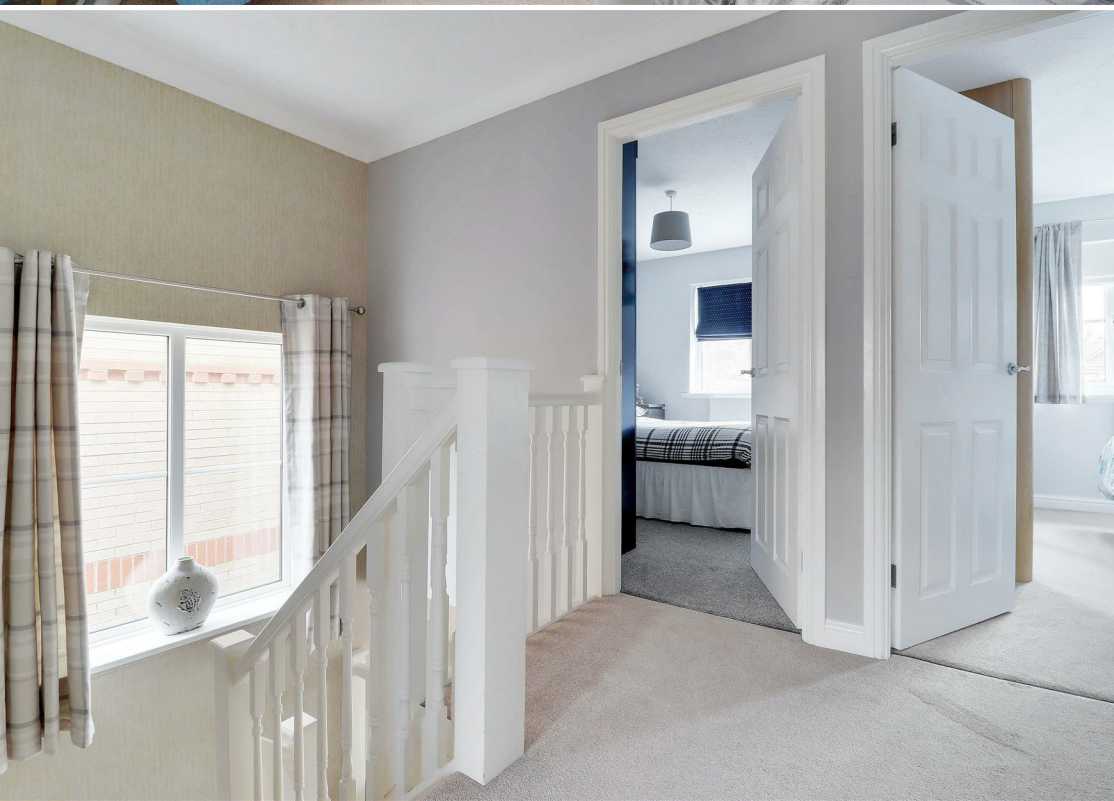
realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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
702 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR
548 sq.ft. (50.9 sq.m.) approx.



TOTAL FLOOR AREA: 1250 sq.ft. (116.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs 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 Memgraph 12/2024



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