



Trent Walk, Brough, HU15 1GF
£325,000

Philip
Bannister
Estate & Letting Agents

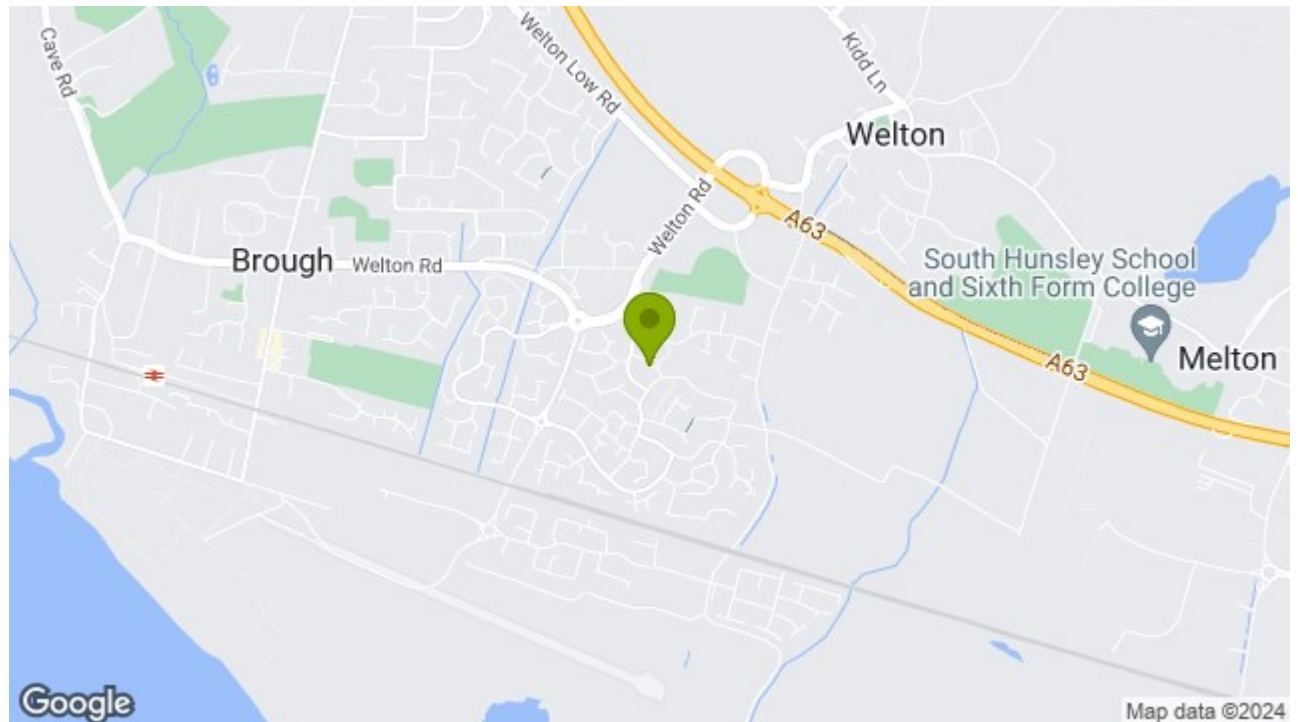
Trent Walk, Brough, HU15 1GF

Key Features

- Stylish Detached Home
- 4 Good Sized Bedrooms
- En-Suite & Dressing Room To Master
- Stunning Family Bathroom
- 3 Reception Rooms
- Westerly Rear Garden
- Separate Utility
- Driveway & Garage
- Cul-De-Sac Location
- EPC = C

DETACHED FAMILY HOME - 4 EXCELLENT SIZED BEDROOMS - DRESSING ROOM & EN-SUITE - WESTERLY FACING GARDEN - This detached family home is located within a small cul-de-sac and offers versatile and well presented accommodation. Enjoying an attractive west facing rear garden, the property features an entrance hall, spacious lounge with French doors opening to the garden, fitted kitchen, utility room, cloaks/WC, dining room and a versatile study/snug. Upon the first floor there are 4 good sized bedrooms (3 fitted) with the master benefitting from an en-suite and dressing room in addition to a stunning family bathroom. Outside there is a driveway providing off street parking and a garage.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	69	
(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	





ACCOMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

This spacious entrance hall provides access to the accommodation at ground floor level, with staircase to the first floor.

LOUNGE

18'6 x 10'5 (5.64m x 3.18m)

This spacious reception room fitted with herringbone flooring and is located at the rear of the property with patio doors leading to the garden. To one corner there is a beautiful log burning stove and double doors also leading to:

DINING ROOM

8'8 x 11'3 (2.64m x 3.43m)

With a continuation of the herringbone flooring, space for a dining suite and a window to the rear elevation.

STUDY/SNUG

8'1 x 7' (2.46m x 2.13m)

A further versatile reception room with herringbone flooring and a window to the front elevation.

Π.B. The vendors have now altered the room to a playroom.

KITCHEN

11'10 x 7'9 (3.61m x 2.36m)

This stunning shaker style kitchen is fitted with a comprehensive selection of wall and base units which are mounted with complementary worksurfaces beneath a tiled splashback. A host of

integral appliances include a double oven/grill, hob beneath an extractor hood, fridge, freezer and dishwasher. There is a matching breakfast bar, tiled flooring and a ceramic sink unit beneath a window to the front.

UTILITY ROOM

Fitted with the same complementary wall and base units as the kitchen with plumbing for washing machine and space for tumble dryer. With door to the side and providing access to the W.C.

CLOAKROOM/W.C

With pedestal wash hand basin and low level W.C. With tiled walls and floor.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

14'10 x 10'5 (4.52m x 3.18m)

This spacious bedroom benefits from a dressing room and en-suite facilities. There is a window to the front elevation.

DRESSING ROOM

With a range of storage options.

EN-SUITE

Fitted with a three piece suite comprising W.C, stylish wash basin and a shower cubicle. There is tiling to the walls and a window to the side elevation.

BEDROOM 2

8'8 x 11' (2.64m x 3.35m)

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

BEDROOM 3

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

BEDROOM 4

9'1 x 8' (2.77m x 2.44m)

With window to the front elevation.

BATHROOM

This stunning family bathroom is fitted with a free standing roll top bath with mixer tap and shower attachment, wash basin with traditional storage under and low level W.C. With half tiled walls and window to the side.

OUTSIDE

FRONT

With a footpath leading to the front door and gravelled areas to each side.

REAR

This well maintained westerly facing garden has a large lawn area with two separate patio areas, mature shrubbery borders to the perimeter of the garden.

GARAGE

A driveway provides off street parking and leads to an attached single garage.

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 . (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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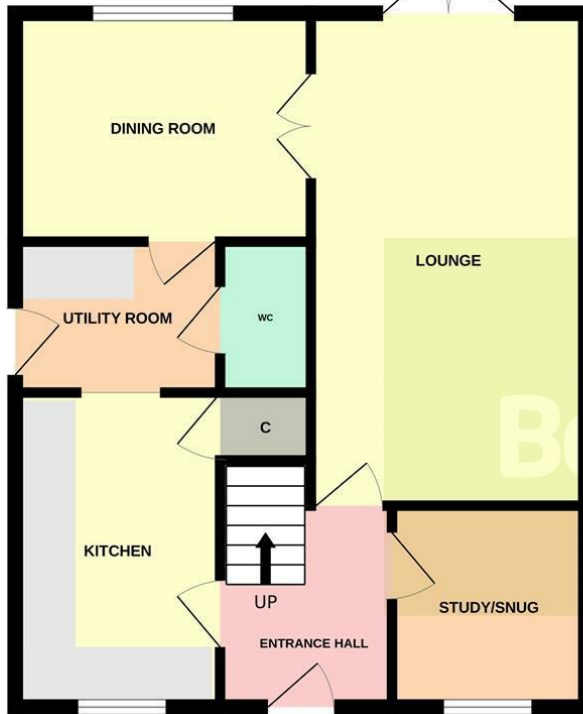
vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and 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
559 sq.ft. (51.9 sq.m.) approx.



1ST FLOOR
559 sq.ft. (51.9 sq.m.) approx.



TOTAL FLOOR AREA: 1118 sq.ft. (103.9 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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