



Spitfire Drive, Brough, HU15 1YP  
£220,000

Philip  
**Bannister**  
Estate & Letting Agents

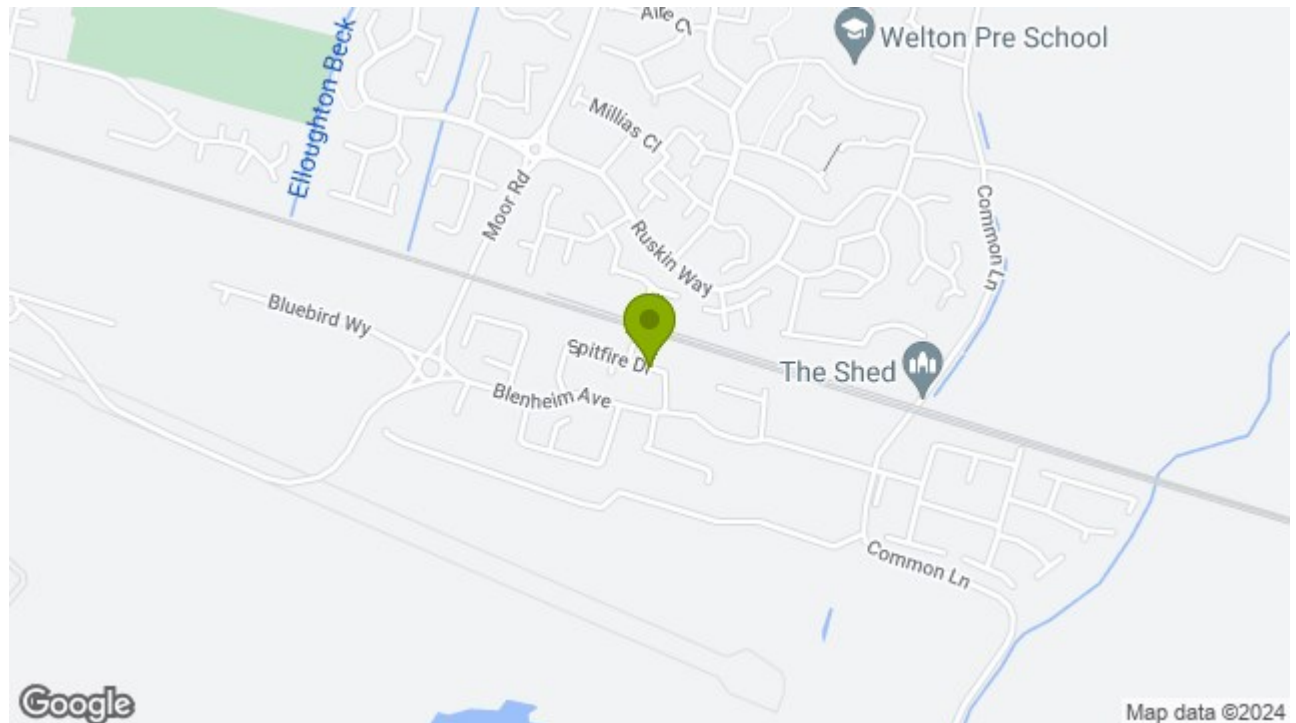
# Spitfire Drive, Brough, HU15 1YP

An attractive modern 3 bedroom home ideal for young families and downsizers alike. Set within a popular modern development, the property is immaculately presented with tasteful décor throughout and features an entrance hall with cloakroom/wc, spacious lounge with stunning herringbone flooring, a full width fitted kitchen with upgraded units and integral appliances, 3 first floor bedrooms with the master benefitting from an en-suite in addition to the contemporary family bathroom. Outside there is a garden to the rear with an extended patio and dedicated off street parking for two vehicles to the rear.

## Key Features

- Modern Semi-Detached Home
- Immaculately Presented
- 3 Good Sized Bedrooms
- En-Suite To Master
- Contemporary Fitted Kitchen With Appliances
- French Doors Opening To Garden
- Ground Floor WC
- Parking For 2 Cars
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		96
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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, with a staircase to the first floor and a cloakroom/wc. There is a tiled floor throughout.

#### CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin with a tiled splashback. There is tiling to the floor.

#### LOUNGE

16'3 x 11'9 (4.95m x 3.58m)

A spacious front facing reception room with a wall panelling, herringbone flooring and a window to the elevation.

#### DINING KITCHEN

10'6 x 15'1 (3.20m x 4.60m)

An attractive full width dining kitchen which is fitted with a comprehensive range of wall and base units mounted with contrasting worksurfaces and upstands. A stainless steel sink unit sits beneath a window to the rear and integral appliances include an electric oven, ceramic hob, extractor hood, fridge freezer and a dishwasher. There are French doors opening to the rear garden, a tiled floor runs throughout and there is a good sized storage cupboard.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level, there is a built-in cupboard.

### BEDROOM 1

13'9 x 8'6 (4.19m x 2.59m)

A good sized master bedroom with a window to the front elevation and en-suite facilities off.

#### EN-SUITE

The contemporary en-suite is fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure. There are tiled splashbacks and a window to the side elevation.

### BEDROOM 2

10'2 x 8'6 (3.10m x 2.59m)

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

### BEDROOM 3

8'9 x 6'3 (2.67m x 1.91m)

A good sized third bedroom with wood panelling and a window to the front elevation.

### BATHROOM

The contemporary bathroom is fitted with a three piece suite comprising WC, wash basin and a panelled bath with splashback tiling. There is a window to the rear.

### OUTSIDE

To the front of the property there is a small garden area with a footpath leading to the property. The rear garden is mainly laid to lawn with an extended patio and timber fencing.

### PARKING

To the rear of the property there is dedicated parking for two vehicles.

### 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 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. It is however 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?

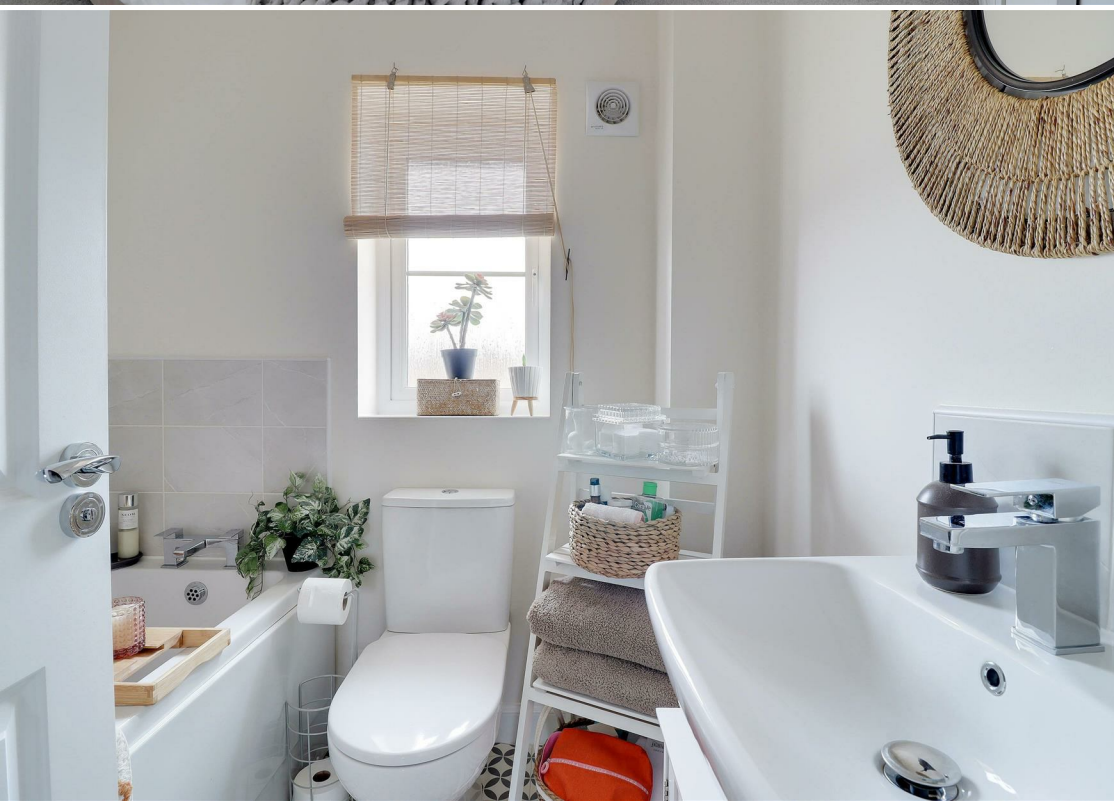
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## AGENT NOTES.

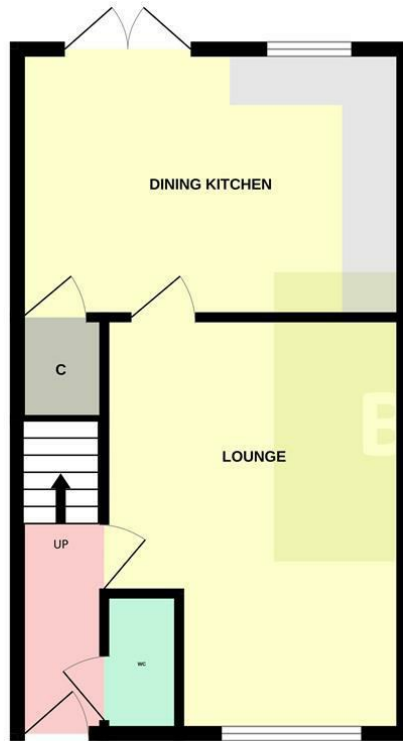
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to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore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

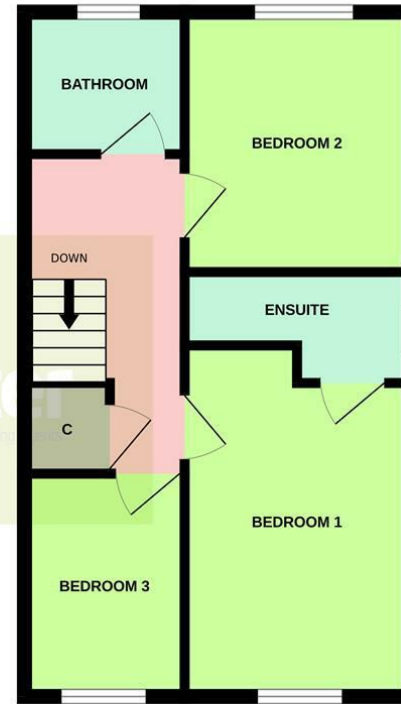
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



GROUND FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR  
405 sq.ft. (37.6 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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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