



Alder Close, Brough, HU15 1ST  
£250,000

Philip  
**Bannister**  
Estate & Letting Agents

# Alder Close, Brough, HU15 1ST

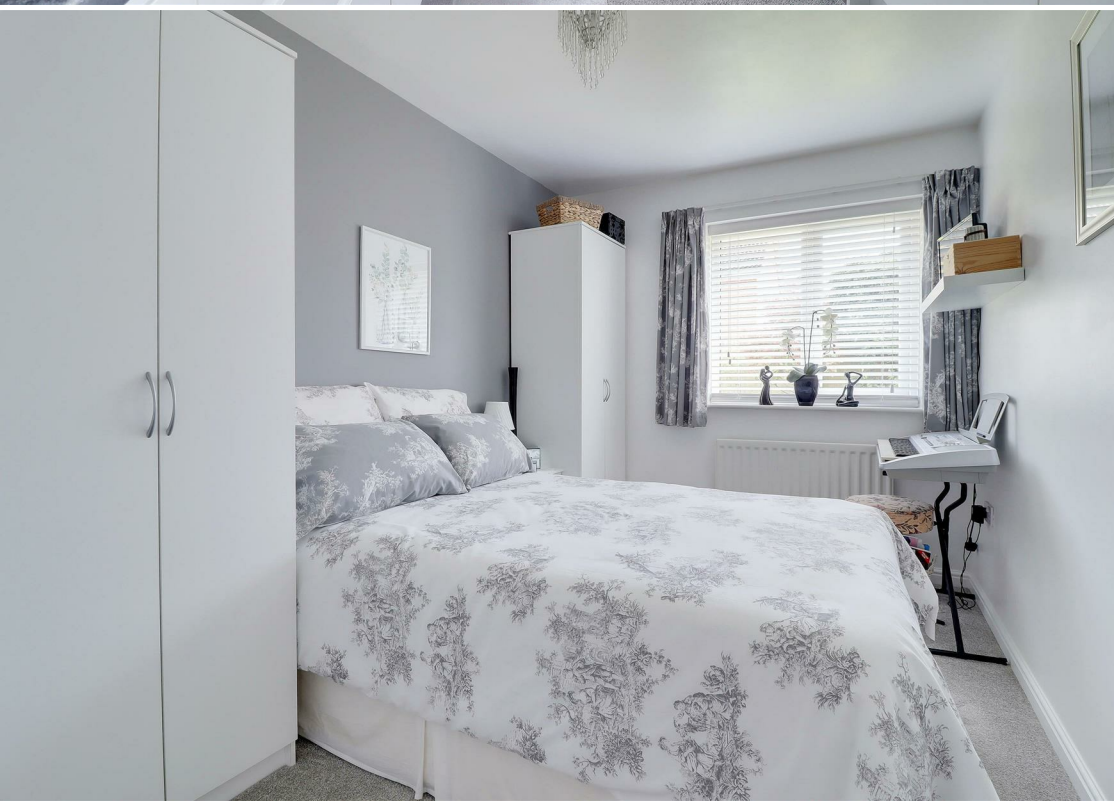
## Key Features

- Detached Bungalow
- 2 Double Bedrooms (1 Fitted)
- Immaculately Presented Throughout
- Spacious Lounge Diner
- Modern Fitted Kitchen
- Contemporary Shower Room + Cloakroom
- Corner Position With Southerly Rear Aspect
- Close to Walkway Through To Amenities
- Integral Garage & Parking
- EPC - C

A well maintained 2-bedroom detached bungalow nestled in a sought-after cul-de-sac, benefitting from the convenience of a footpath leading to nearby amenities. The property enjoys a corner position and a southerly rear aspect, with the immaculately presented accommodation featuring an extended porch which leads to a hallway with a convenient cloaks/wc, spacious lounge diner, perfect for accommodating both living and dining suites. The fitted kitchen includes a range of integral appliances, 2 double bedrooms (1 fitted) are accompanied by a contemporary shower room. Outside, there are gardens to the front, side and rear which enjoys a southerly aspect, a driveway and integral garage ensure ample parking and storage space. Don't miss the chance to make this delightful bungalow your home.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	75	89
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged over a single storey and comprises:

### GROUND FLOOR

#### ENTRANCE PORCH

Allowing access to the property through a residential entrance door.

#### ENTRANCE HALL

With a cloakroom off and in internal door to the lounge.

#### CLOAKROOM/WC

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

#### LOUNGE/DINER

15'1 x 14' (4.60m x 4.27m)

A good sized reception room with space for both living and dining suites. A feature fireplace houses an electric fire living flame gas fire with a marble effect hearth and backplate. There are windows to two elevations.

#### KITCHEN

13'1 x 7'8 (3.99m x 2.34m)

The well fitted modern kitchen comprises a range of white gloss wall and base units mounted with contrasting worksurfaces beneath a tiled splashback. A host of integral appliances include an electric double oven/grill, gas hob, extractor hood, fridge freezer and dishwasher. There is a composite sink unit with mixer tap, space and plumbing for an automatic washing machine and second undercounter appliance. There is a fitted breakfast bar and a door and window to the rear.

#### INNER LOBBY

With a large storage cupboard and access to:

#### BEDROOM 1

13'1 x 8'2 (3.99m x 2.49m)

A double bedroom with a window to the rear.

#### BEDROOM 2

11'7 x 8'11 (3.53m x 2.72m)

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

#### SHOWER ROOM

Fitted with a modern three piece suite comprising WC, vanity wash basin and a large shower cubicle with splashboards. There is a window to the side elevation.

### OUTSIDE

The property occupies a corner position and enjoys a southerly aspect to the rear. To the front there is a lawned garden and a footpath leading to the entrance porch. The rear garden is an excellent size and continues to the side of the property. There is a lawn with various planting beds to the perimeter, a decked terrace houses a timber summerhouse and a gravelled area is to the side of the property with a timber shed and gate to the front.

### GARAGE & DRIVEWAY

The integral garage is fitted with an up and over door, light and power. To the front of the garage there is a driveway providing off street parking.

### GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property. There is currently no internet connection.

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.

### VIEWINGS

Strictly by appointment with the sole agents.

### IMAGE DISCLAIR

⚠️ The images shown within this advert are "virtually staged" and the items within the property, including floor coverings are CGI's.

### 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.

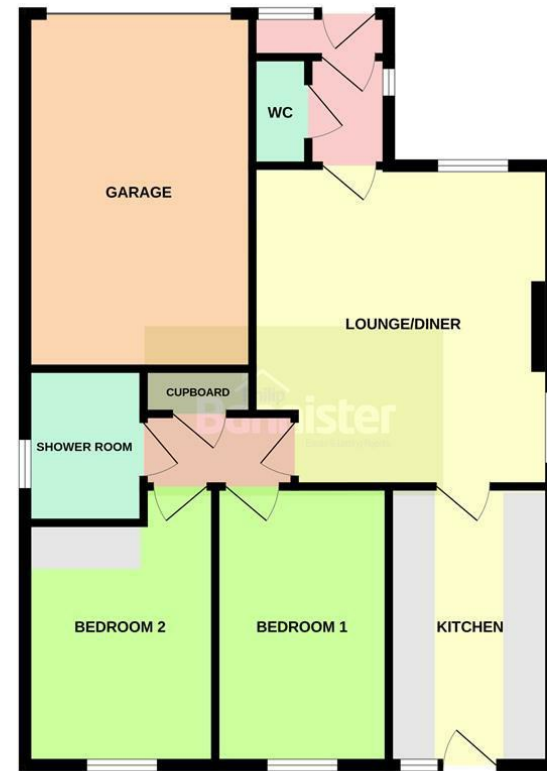
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100





GROUND FLOOR  
818 sq.ft. (76.0 sq.m.) approx.



TOTAL FLOOR AREA : 818 sq.ft. (76.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.  
Made with Memgraph 12/2024



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