



**The Crescent, Brough, HU15 1NS**  
**£305,000**



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Platinum Collection

## **The Crescent, Brough, HU15 1NS**

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Step into this light-filled modern home in the heart of the much desired village of Welton. Boasting a welcoming ambiance, this home features two spacious reception rooms ideal for entertaining guests or simply unwinding after a long day. With three generously sized double bedrooms, including a contemporary en-suite and bathroom, comfort and style converge seamlessly.

Venture into the rear garden, a serene retreat adorned with ample seating areas, creating an idyllic setting for al-fresco dining and leisurely relaxation. Whether hosting gatherings or enjoying quiet moments, this residence epitomizes modern elegance and comfort.



# The Crescent, Brough, HU15 1NS

## Key Features

- Totally Unique
- Fantastic 3 Bedrooms Semi-Detached Home
- Individually Designed
- Fabulous Rear Garden
- Contemporary Bathrooms
- Ample Living Space
- 3 Double Bedrooms
- Off-Street Parking
- Desirable Location
- EPC



| 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>                            |                         |           |
| (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 |           |

## **GROUND FLOOR;**

### **ENTRANCE HALL**

A welcoming entrance hall providing access to the accommodation with stairs, coat cupboard and cloakroom off.

### **CLOAKROOM**

With traditional mid-flush WC and traditional wash basin with washstands, laminate wood flooring and a window to the front elevation.

### **SITTING ROOM**

17'4 x 7'7 (5.28m x 2.31m )

A handy extra reception room currently utilised as a sitting room with laminate wood flooring, fitted shelving unit and a window to the front elevation.

### **LIVING/DINING ROOM**

23'1 x 11'4 (7.04m x 3.45m )

The hub of the home. A light and airy room ideal for both living and dining with French and Bi-Folding doors to the rear elevations giving lovely aspects over the rear garden and open to the Kitchen.

### **BREAKFAST KITCHEN**

7'7 x 13'7 (2.31m x 4.14m )

A modern kitchen with black gloss units, laminated work surfaces and splashback. Integrated appliances include a Electric Hob, Electric Double Oven and an Extractor Hood. Further benefitting from a breakfast bar, window and door to the side elevation, recessed spotlights and open to the living/dining area.

### **UTILITY ROOM**

10'3 x 5'1 (3.12m x 1.55m )

A handy addition to the property with light grey wall and base units and laminated work surfaces, Further benefitting from plumbing for an automatic washing machine, window and a door to the rear elevation.

## **FIRST FLOOR;**

### **BEDROOM 1**

14 x 8'5 (4.27m x 2.57m )

A bedroom of double proportions with fitted wardrobes, recessed spotlights, window to the rear elevation and open to the en-suite.

### **EN-SUITE SHOWER ROOM**

Fully tiled with a shower cubicle, wash hand basin and a low flush WC. Further benefitting from recessed spotlights, heated towel rail and a window to the side elevation.

### **BEDROOM 2**

8'6 x 12'5 (2.59m x 3.78m )

A bedroom of double proportions with fitted wardrobes, recessed spotlights and window to the front elevation.

### **BEDROOM 3**

8'6 x 11'5 (2.59m x 3.48m )

A bedroom of double proportions with fitted wardrobe and window to the rear elevation

### **BATHROOM**

9 + recess x 7'9 (2.74m + recess x 2.36m )

Contemporary bathroom with a four piece suite including a free standing slipper bath and tap stand, walk-in shower, low flush WC and a floating Wash Hand Basin. further benefitting from partially tiled walls, recessed spotlights, a heated towel rail, a radiator, loft hatch, window to the side elevation and a Velux sky light.

## **EXTERNAL;**

### **FRONT**

A driveway providing off-street parking for multiple vehicles.

## **REAR**

A stunning rear garden, perfect for entertaining, al-fresco dining and relaxation. Leaving no stone un-turned the vendors have created multiple outdoor seating areas whilst retaining a shaped lawn and storage space.

## **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 replacement 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 Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**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.

## **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 independent 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.

### **AGENTS NOTES**

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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.

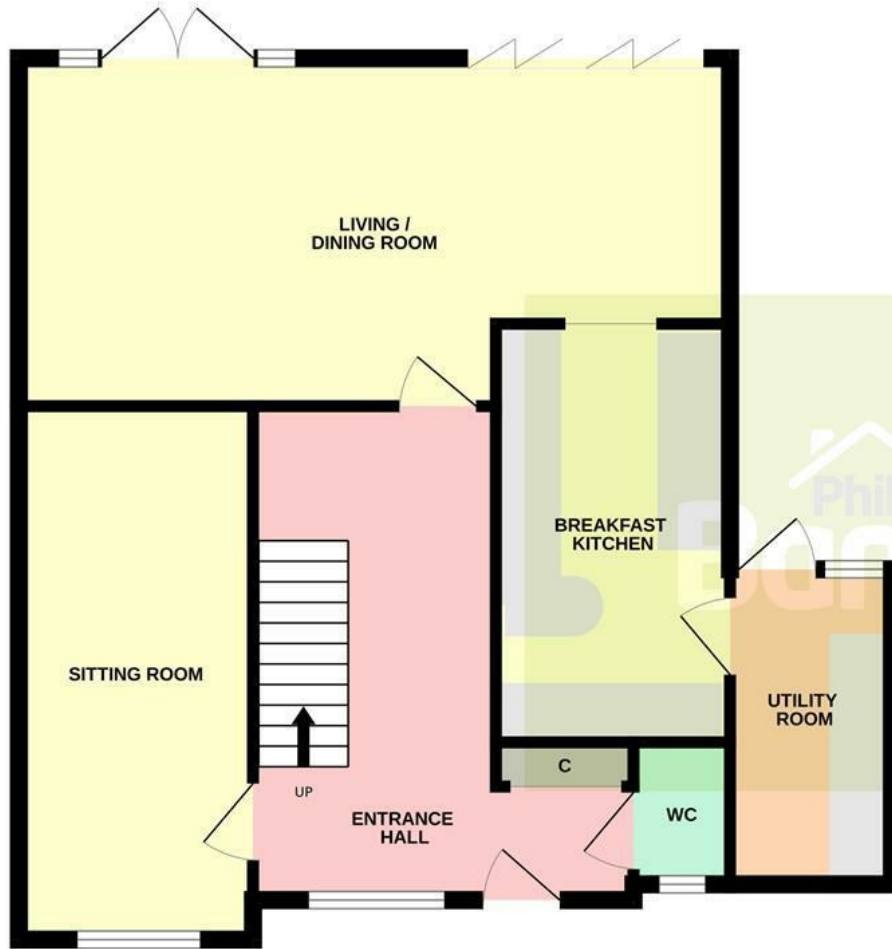
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100







GROUND FLOOR  
694 sq.ft. (64.5 sq.m.) approx.



1ST FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA : 1195 sq.ft. (111.0 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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