



5 Lancaster Way, Brough

£180,000

PERFECT POSITION - Overlooking a nature reserve, this expertly designed Town House offers 3 Bedrooms and 3 Bath/Shower Rooms

INTRODUCTION

This modern Town House offers well presented accommodation and sits in an appealing position on a private cul-de-sac overlooking a nature reserve. The well planned accommodation comprises Entrance Hall, Shower Room, Utility Room and Bedroom to the ground floor, a spacious Living Room with Juliet balcony and a fitted Dining Kitchen are to the first floor, 2 Double Bedrooms with En-Suites to each are at second floor level. Outside the driveway at the front leads to an integral garage and gravelled area for further parking. To the rear is a garden with decking and gravel

LOCATION

The excellent location of the property is of particular appeal overlooking a nature area to the front. The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village.

Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

ACCOMMODATION

The accommodation is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing entrance to the property and having a useful storage cupboard, internal access to the Garage and staircase to first floor

SHOWER ROOM

Fitted with a three piece suite comprising a plumbed shower cubicle with thermostatic shower, wash hand basin and low flush WC. There is partial tiling to the walls and a window to the side elevation

UTILITY ROOM

With a range of fitted wall and base units mounted with work surfaces, single drainer sink unit with mixer tap, space and plumbing for an automatic washing machine, space for a tumble dryer, gas central heating boiler and a door leading to the rear garden

BEDROOM 3 8'10 x 7'8 (2.69m x 2.34m)

A generous third Bedroom with a window to the rear elevation

FIRST FLOOR

LANDING

With access to the accommodation at first floor level. A staircase leads to the second floor

DINING KITCHEN 12'11max x 15'3 max (3.94m x 4.65m max)

Fitted with a comprehensive range of wall and base units mounted with complementary work surfaces, tiling above and a stainless steel 1 ½ bowl sink unit. The integrated appliances include a four ring electric hob with extractor above, electric fan assisted oven, plumbing for dishwasher and there is space for fridge freezer. The kitchen is finished with cabinet lighting, tile effect laminated floor and two windows to the rear elevation

LIVING ROOM 15'4 x 15'4 (4.67m x 4.67m)

A spacious living room with French doors to a Juliet balcony overlooking the nature reserve

LANDING

With access to the accommodation at second floor level

BEDROOM 2 15'4 x 9'8 (4.67m x 2.95m)

This double Bedroom features windows to the rear elevation, a built in cupboard housing the hot water cylinder and access to the En-Suite

EN-SUITE 7' x 5'7 (2.13m x 1.70m)



Fitted with a three piece suite comprising plumbed shower cubicle, pedestal wash basin and a WC. There are partially tiled walls and a window to the side elevation

BEDROOM 1 15'4 x 13'7 (4.67m x 4.14m)

The master Bedroom is of double proportions with two windows to the front elevation and En-Suite facilities off

EN-SUITE

Fitted with a three piece suite incorporating a panelled bath, pedestal wash basin and WC. There are partially tiled walls and a window to the side elevation

OUTSIDE

FRONT

A block paved driveway to the front of the property leads to a single garage. There is a further gravelled area for potential off street parking

REAR

The rear garden features decking immediately to the rear of the property. A gravelled area has fencing to the perimeter

GARAGE

The integral garage features a roller door, light and power

VIEWING

Strictly by appointment with the sole agents

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 PVCu double glazed frames

COUNCIL TAX - The property lies within Band D (East Riding Of Yorkshire Council)

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.

AGENTS NOTE - The agents 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.

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 with our In-house Mortgage Advisor. 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 Licenced 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.

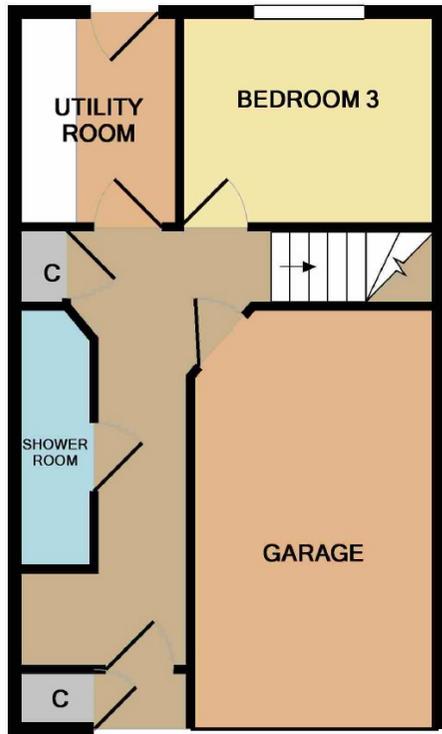
AGENT NOTES

The agents for themselves and for the vendors or lessors of this property give notice that whilst these particulars are believed to be accurate, they set out a general outline only for guidance and do not constitute any part of an offer or contract. Any floorplans detailed are for identification purposes only and indicate the general layout of accommodation and are not to scale.

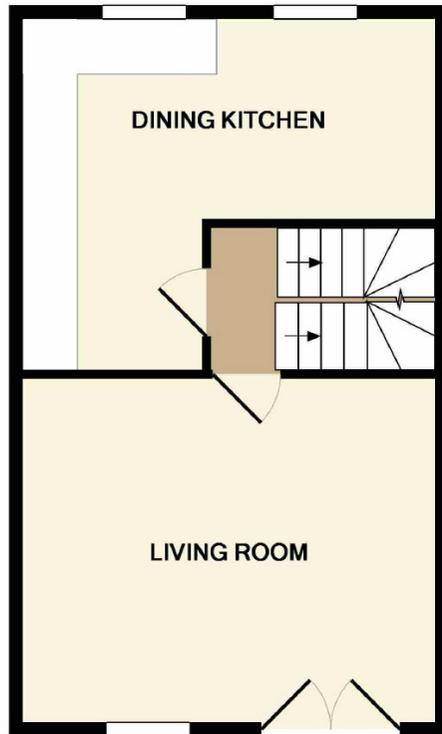
Intending purchasers should not rely on these particulars as statements of representation of fact, and satisfy themselves as to their accuracy.

These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co., and prospective purchasers should check on the availability of the property prior to viewing.

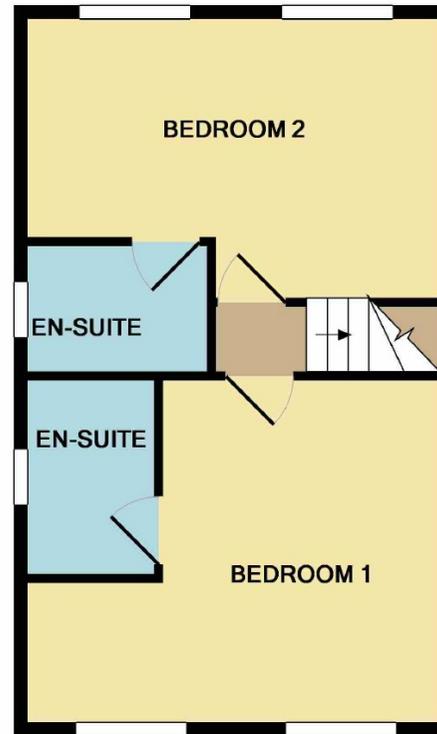




GROUND FLOOR

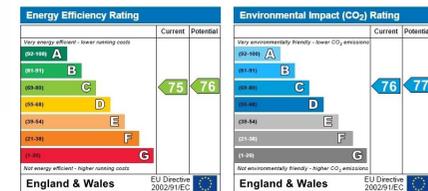


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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