

Pickering Grange, Brough, HU15 1GY

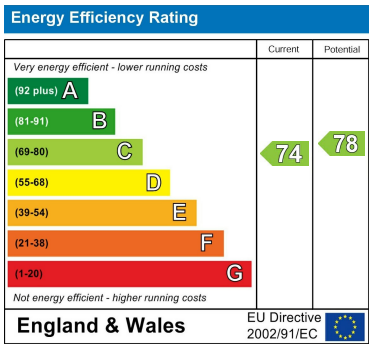
Offers Over £235,000

Philip Bannister
Estate & Letting Agents

Pickering Grange, Brough, HU15 1GY

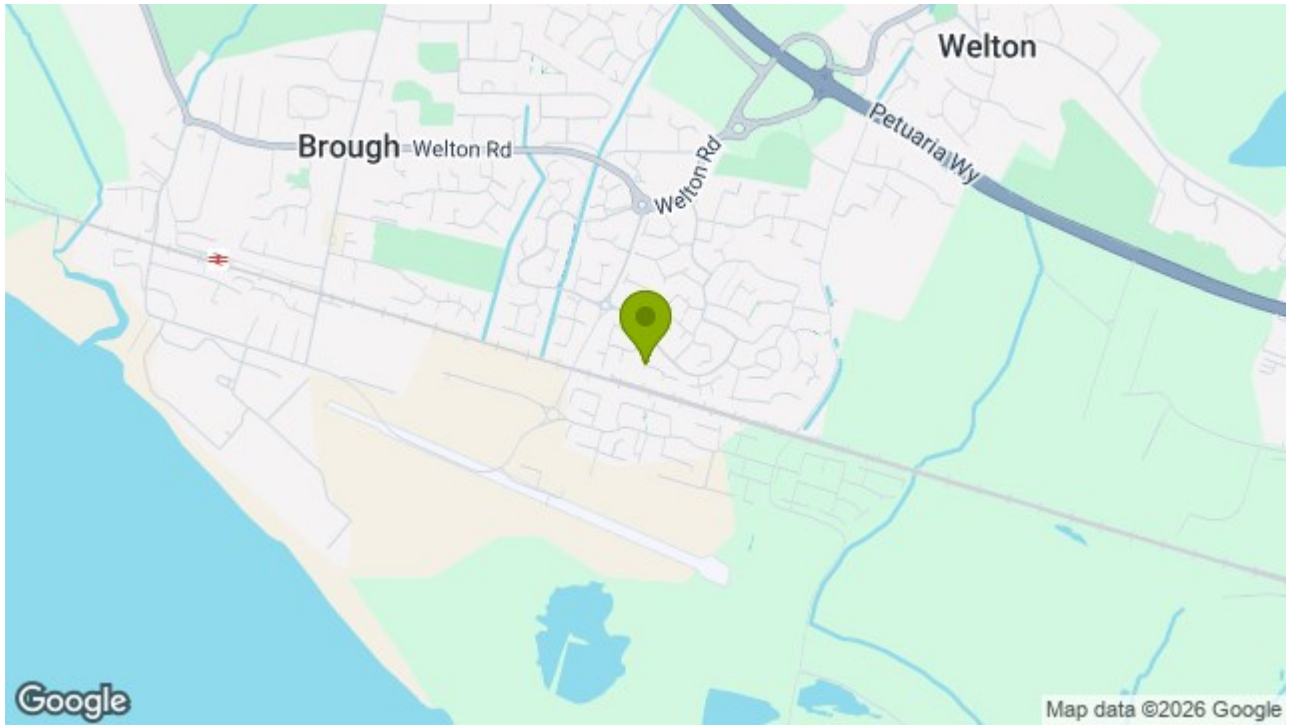
Key Features

- Spacious Three Storey Townhouse
- End Terrace Position
- Private Westerly Facing Garden
- Driveway With Potential For Additional Parking
- Impressive Lounge With Bi-Folding Doors
- Fitted Kitchen With Space For A Breakfast Table
- Principal Bedroom With En-Suite
- Council Tax = D
- EPC = C



This impressive three-storey end townhouse offers spacious and versatile accommodation ideally suited to a wide range of buyers. Occupying a desirable position, the property benefits from a private westerly-facing rear garden and a driveway to the front with potential to create additional off-street parking. Internally, the welcoming entrance hall leads to a cloakroom/WC, a fitted kitchen featuring a bay window with space for a breakfast table, and a superb generously proportioned lounge with bi-folding doors opening onto the rear garden, creating an ideal space for everyday living.

The first floor provides two well-proportioned bedrooms, with the larger second bedroom benefiting from fitted wardrobes, together with a family bathroom. Occupying the entire second floor, the impressive principal bedroom suite enjoys fitted wardrobes and access to a stylish contemporary en-suite shower room. Externally, the attractive rear garden enjoys a desirable westerly aspect and a high degree of privacy, with established hedging providing excellent screening.











ACCOMMODATION
The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL
A composite entrance door allows access to the property. The hallway features a staircase leading to the first floor with a storage cupboard beneath.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and wall hung wash basin with a tiled splashback.

KITCHEN
The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces and matching upstands. There is a stainless steel 1 1/2 bowl sink unit with mixer tap, integrated split double oven and a 6 ring gas hob beneath an extractor hood. A bay window is to the front elevation and there is space for a breakfast table.

LOUNGE
An impressive reception room positioned to the rear of the property with ample space for both living and dining furniture. There are bi-folding doors opening to the rear garden and two Velux windows providing plenty of natural light.

FIRST FLOOR

LANDING
With access to the accommodation at first floor level. There is a window to the side elevation and an internal door leading to a second landing area with a window to the front elevation and a staircase leading to the second floor.

BEDROOM 3
A well proportioned bedroom with a window to the front elevation.

BEDROOM 2
A generous 'L' shaped double bedroom with fitted wardrobes, two windows to the rear and a built-in cupboard housing the hot water cylinder.

BATHROOM
The family bathroom provides a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer shower attachment. There are half-height wall tiling.

SECOND FLOOR

BEDROOM 1
This impressive bedroom suite spans the entire second floor and has fitted wardrobes and a dormer window to the front elevation. There is access to en-suite facilities.

EN-SUITE
A contemporary en-suite which features a three piece suite comprising WC, pedestal wash basin and a shower enclosure with a tiled inset and a thermostatic shower. There is partial wall tiling and a Velux window.

OUTSIDE

FRONT
To the front of the property there is a driveway providing off street parking. A lawn is positioned adjacent to the driveway and offers potential for additional parking to be created.

REAR
The rear garden enjoys a westerly aspect and excellent privacy. The garden is laid to lawn and has a patio area adjoining the property, timber fencing and established shrubbery. A gate to the side of the property leads from the front.

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 D. (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.

AML
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply









for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

VIRTUAL STAGING.

Certain images in this listing have been digitally enhanced or virtually staged using AI to illustrate the potential of the space. Furniture, décor, landscaping and other items shown are for visualisation purposes only and may not represent the property's current condition. Buyers are advised to verify all features through their own inspection.

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?.

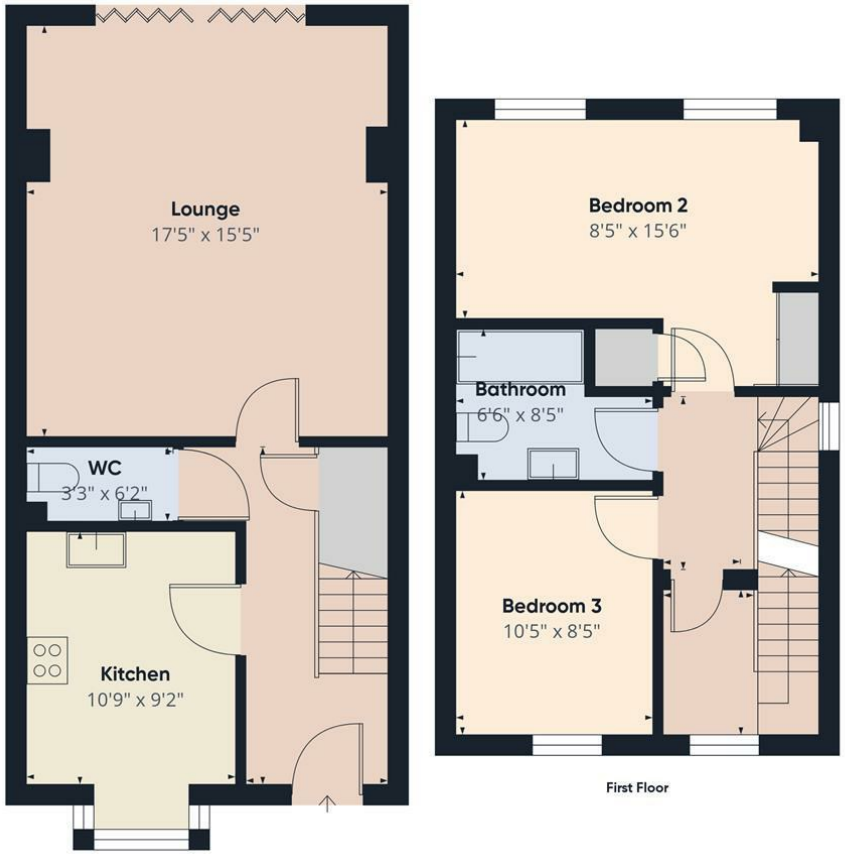
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Approximate total area(1)

1069 ft²

Reduced headroom

19 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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