

Meden Avenue, Brough, HU15 1GH

Offers Over £230,000

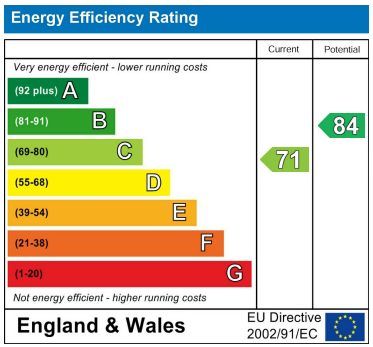
Philip Bannister
Estate & Letting Agents

Meden Avenue, Brough, HU15 1GH

A well planned three-storey townhouse offering versatile and spacious accommodation throughout, complemented by a pleasant southerly facing rear garden. The property briefly comprises an entrance hall with cloakroom/WC, a stylish dining kitchen and a flexible ground floor bedroom/reception room. To the first floor is a spacious lounge together with a generously sized bedroom featuring fitted wardrobes, while the second floor provides two further bedrooms with fitted wardrobes, including bedroom one with en-suite facilities, alongside a modern family bathroom. Externally, the property benefits from an attractive rear garden, side driveway and garage, making this an ideal home for a variety of purchasers.

Key Features

- 3 Storey Town House
- Well Planned Versatile Layout
- 3 / 4 Bedrooms
- Dining Kitchen Opening To The Garden
- First Floor Lounge
- En-Suite + Family Bathroom
- Ground Floor Bedroom/Reception Room
- Southerly Rear Garden
- Side Driveway & Garage
- EPC = C / Council Tax = D













ACCOMMODATION
The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL
Allowing access to the property through a composite entrance door. The hallway features a staircase leading to the first floor, Karndean flooring and access to an understair storage cupboard.

CLOAKROOM/WC
Fitted with a two piece suite comprising WC and pedestal wash basin. There are half tiled walls and a continuation of the Karndean flooring.

SNUG/BEDROOM 4
Offering excellent flexibility, this room has the potential to be utilised as a bedroom or a further reception room. There is a continuation of the Karndean flooring and a window to the front elevation.

DINING KITCHEN
The dining kitchen spans the rear of the property and is fitted with a comprehensive range of wall and base units which are mounted with contrasting worksurfaces and a tiled splashback. There is a sink unit beneath a window to the rear and appliances which include a range cooker and extractor hood and a dishwasher. There is space and plumbing for an automatic washing machine and space for a larder fridge freezer. To the opposite end of the kitchen there is ample room for a dining table and chairs, and a stable door leading to the rear garden.

LANDING
Allowing access to the accommodation at first floor level. There is a window to the front elevation and a staircase leading to the first floor.

LOUNGE
A spacious first floor reception room with a feature fireplace housing an electric fire and there are two windows to the rear elevation.

BEDROOM 3
A double bedroom with a fitted wardrobe and a window to the front elevation.

SECOND FLOOR

LANDING
With access to the accommodation at second floor level.

BATHROOM
Fitted with a three piece suite comprising WC, pedestal wash basin and a panelled bath with a mixer tap and shower. There is tiling to the walls and a window to the side elevation.

BEDROOM 2
A double bedroom with a built-in wardrobe, cupboard over the stairwell and two windows to the front elevation.

BEDROOM 1
A further double bedroom with mirror fronted sliding wardrobes, two windows to the rear and access to:

EN-SUITE
Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure. There is tiling to the walls.

OUTSIDE
To the front of the property there is a small forecourt area which is laid to slate chippings. A part-railed footpath leads to the entrance door.

To the rear of the property there is a southerly garden which has a patio area immediately from the house, lawns and planting. There is a small garden pond with slate chippings to the edge and steps lead to gated access from a footpath from the driveway.

DRIVEWAY & GARAGE
A driveway is positioned to the side of the property and provides off street parking. The driveway leads to a single garage with an up and over door.

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.

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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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)

1072 ft²

(1) Excluding balconies and terraces

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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