

2 Bedroom

Spitfire Drive, Brough, HU15 1YP

£199,950



- SUPERIOR SEMI-DETACHED PROPERTY • SOUGHT AFTER LOCATION - BROUGH • TASTEFUL AND STYLISH FINISH • MODERN DINING KITCHEN • INTEGRATED APPLIANCES • 2 BEDROOMS • DOUBLE OFF-ROAD PARKING • MOVE-INTO CONDITION





2 Bedroom Semi Detached House

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If you are looking to purchase a superior semi-detached house which is perfectly placed within an appealing residential development in the highly sought-after village of Brough then this property will be perfect for you! The property has an appealing contemporary and stylish finish throughout and has everything one needs for day-to-day living.

This super smart property is arranged to 2 floors with a tasteful and stylish finish and briefly comprises of an entrance vestibule/cloaks area, a bright and spacious lounge and attractive well equipped dining kitchen with a modern range of units, which are further complemented with full integrated appliances and coordinating fixtures and fittings. French doors provide lovely views out to the rear patio and garden. This is a very well planned domestic preparation area with space for dining or entertaining. Conveniently situated within an inner lobby is a modern ground floor W.C. with a white 2-piece suite.

To the first floor there are 2 aesthetically pleasing and generously proportioned bedrooms. The bathroom has a modern 3-piece suite to include a shower over the bath and soft contrasting tiled surround.

Outside to the rear the garden has been landscaped to create an attractive low maintenance leisure area. To the front of the property is a double off-road parking bay or hard standing area.

Additionally, as one would expect from a property of this calibre there is a gas central heating system and double glazing.

Internal viewing is not only highly recommended but is essential in order to appreciate the size and standard of the accommodation on offer.

In move into condition one not to be missed!

Location

There are good shopping centres and supermarkets nearby.

Brough also benefits from a mainline rail station thus creating easy outbound connections.

The A63 also creates easy access to Hull city centre and the neighbouring villages of North Ferriby, Swanland and Hessle.

There are highly reputable schools and colleges nearby. Other amenities include a post office, a health centre and doctors surgery.

For those wishing to spend quality leisure time with friends and family there are busy and well visited family restaurants and cafe bars to choose from.

All in all a great place to live!

Property Description

Ground Floor

Entrance - Double glazed front entrance door leading through to an entrance vestibule...

Entrance Vestibule - Staircase off to the first floor. Radiator.

Lounge - 12' 11" x 11' 7" (3.94m x 3.55m) Extremes to extremes.

Double glazed multi-paned window with aspect over the front of the property and private drive.

Radiator.

Inner Lobby - Extractor fan.

GF Cloaks/W.C. - 2-piece suite comprising of a pedestal wash hand basin with a tiled splash back surround and low flush W.C.

Radiator.

Dining Kitchen - 14' 11" x 9' 4" (4.55m x 2.85m) Extremes to extremes.

Double glazed French doors with matching side screen windows, providing views and access to the rear patio and garden beyond.

Range of high gloss base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating laminate worksurface housing a stainless steel hob, built-in oven beneath and a stainless steel funnel hood extractor fan over with a glazed splash back surround.

A further matching worksurface houses a single drainer sink unit with a swan-neck mixer tap over and a



matching splash back surround.
Concealed gas central heating boiler.
Integrated fridge/freezer.
Integrated washing machine.
Integrated dishwasher.
Deep built-in storage cupboard.
Radiator.

First Floor

Landing - Loft hatch through to the roof void which is partially boarded for storage.

Bedroom One - 11' 8" x 11' 3" (3.58m x 3.45m) Extremes to extremes.
Double glazed multi-paned window with aspect over the front of the property.
Deep built-in storage cupboard.
Further storage cupboard with double hanging rail.
Radiator.

Bedroom Two - 11' 2" x 8' 4" (3.41m x 2.55m) Extremes to extremes.
Double glazed window with aspect over the rear garden area.
Radiator.

Bathroom - 3-piece suite comprising of a panel bath, matching pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround. There is a chrome effect shower over the bath with a fixed shower screen. Chrome fittings to the sanitary ware.
Double glazed opaque window.
Wall mounted shaver socket.
Extractor fan.
Radiator.

Exterior

Rear Garden - Outside to the rear the garden is mainly laid to lawn and has been edged with finestone gravelling for ease of maintenance.
The garden is all enclosed with a high-level timber perimeter and boundary fence and a high-level matching timber access gate.
There is a path that extends along the side elevation to the front garden area.

Front Garden - Double block paved off-road parking space or hard standing area.

Council tax band: B



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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