



This immaculate apartment situated on the second floor of the purpose built complex is located within a stone throw away from all of the local amenities which Brough has to offer.

The attractive accommodation comprises a private entrance hallway, fitted kitchen with appliances, two spacious bedrooms, master with the benefit of an en-suite shower room. There is also a separate family bathroom.

This deceptively spacious apartment is the ideal property benefiting from an allocated parking space and NOT TO BE MISSED!

This property is Leasehold. East Riding of Yorkshire Council .Council Tax Band B.



Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

#### THE ACCOMMODATION COMPRISES:

##### ENTRANCE HALL

Cupboard housing hot water cylinder. Carpeted throughout with access to all primary rooms.

##### KITCHEN

3.12m x 2.10m (10'2" x 6'10")

A range of fitted floor and wall mounted units with complimentary work surfaces, four ring gas hob, integrated oven with stainless steel extractor hood over, integrated fridge freezer, dishwasher and washer/dryer, Stainless steel sink unit, tiled walls and tiling to the floor. Window to side elevation. Radiator.

##### LOUNGE/DINING ROOM

4.14m x 4.47m (13'6" x 14'7")

A lovely light room with deep bay window to the front elevation. Television points. Radiator.

##### MASTER BEDROOM

5.09m x 3.08m (16'8" x 10'1")

Windows to the rear elevation with radiator located underneath. Access through to...

##### ENSUITE

1.58m x 3.31m (5'2" x 10'10")

With large shower cubicle, wash hand basin and W.C, tiled surround and floor, heated towel rail and extractor fan. Ceiling spotlights.

##### BEDROOM TWO

2.78m x 2.76m (9'1" x 9'0")

To the front of the property. Radiator located underneath window.

##### FAMILY BATHROOM

2.39m x 1.89m (7'10" x 6'2")

White suite comprising wash hand basin, low level WC, panelled bath, partially tiled walls and tiled floor. Heated towel rail and recessed ceiling spots.

##### OUTSIDE

There is designated parking within a rear courtyard.

##### ADDITIONAL INFORMATION

The vendor has made us aware that the property currently has a ground rent of £136.06 and a £1,589.97 maintenance charge per annum however, this may be subject to change. The tenure is leasehold for this property, the lease is for 999 years commencing 15th February 2013.

We would suggest that this information is clarified at the point of conveyancing.

##### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

##### APPLIANCES

No appliances have been tested by the agent.



# Ground Floor

Approx. 68.6 sq. metres (738.2 sq. feet)



Total area: approx. 68.6 sq. metres (738.2 sq. feet)

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail [surveys@clubleys.com](mailto:surveys@clubleys.com)

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA  
01482 662211  
[brough@clubleys.com](mailto:brough@clubleys.com)  
[www.clubleys.com](http://www.clubleys.com)

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.