



Stunning top floor apartment boasting fabulous views over the Yorkshire Wolds.

This immaculately presented apartment offers generous sized and thoughtfully designed living accommodation with the added benefit of a spacious boarded loft space. Accommodation briefly comprises: Secure communal intercom entrance, hallway, light and airy spacious living room with hexagonal shaped dining area, fitted kitchen (integrated appliances), two good size bedrooms and bathroom suite.

Outside: An allocated parking space can be found to the rear.

Ideally suited to first time buyers, investors or professionals. Additional items of furniture available under separate negotiation.

Must be viewed internally to really value the accommodation available!

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of one 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

##### COMMUNAL ENTRANCE

Entrance porch accessed via an intercom system, leading into the attractive well maintained communal hallway with stairs off leading to the first and second floors. A large sky light provides light into the stairwell.

##### ENTRANCE

From the communal second floor landing the apartment is accessed through an internal door serving two apartments.

##### ENTRANCE HALL

Contemporary oak door leading into central hallway which offers access to all rooms. Deep recessed storage cupboard.

##### LIVING ROOM WITH HEXAGONAL DINING AREA

5.56 x 4.95 (18'3" x 16'3")

Generous sized open plan room providing both dining and living space. The dining area supports a large amount of glazing which allows sunlight to flood in and frame the stunning views over the Yorkshire Wolds. Tv and telephone point. Door leading into.

##### FITTED KITCHEN

2.51 x 2.31 (8'3" x 7'7")

Fitted with a range of light wood base, wall and floor units with complementary work surfaces incorporating stainless steel oven, four ring gas hob with extractor over. One and a half bowl stainless steel sink with mixer tap over, integrated dishwasher, washer/dryer, fridge and separate freezer unit. Recessed spotlights and coving to ceiling.

##### BEDROOM ONE (MASTER)

4.42 x 2.51 (14'6" x 8'3")

Window to the front elevation. A spacious double sized room with coved ceiling.

##### BEDROOM TWO

3.02 x 2.74 (9'11" x 9'0")

Window to the front elevation. A double sized room with coved ceiling.

##### BATHROOM

1.93 x 1.65 (6'4" x 5'5")

White suite comprising of pedestal wash hand basin, low level WC and panel bath with shower over. Tiling to floor and part tiling to walls. Chrome ladder radiator.

##### OUTSIDE

Allocated parking space to the rear of the apartments accessed via Whistler Close. Communal gardens which surround the apartment block.

##### ADDITIONAL INFORMATION

\*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

\*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

\*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

##### SERVICES

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

##### APPLIANCES

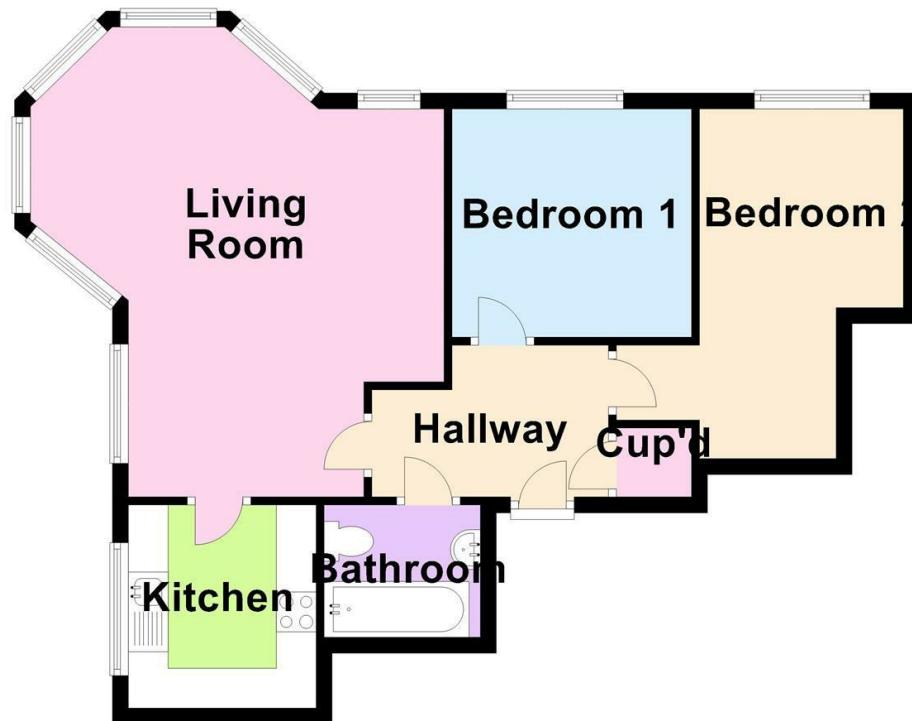
None of the appliances have been tested by the agent.

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# Ground Floor



## 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

## 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.

## MATERIAL INFORMATION

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## 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(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	

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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.