



A larger than you'd expect second-floor apartment located in the sought-after Pickering Grange development in Brough. This delightful residence offers a warm and inviting atmosphere, beginning with a welcoming hallway that provides access to all rooms.

An open-plan living and dining area seamlessly connects with the modern kitchen, creating an ideal space for both relaxation and entertaining. The apartment features two well-proportioned bedrooms, a thoughtfully designed Jack and Jill bathroom adds convenience and style.

One of the standout benefits of this property is the allocated parking space at the rear, ensuring that your arrivals and departures are hassle-free. This apartment is perfect for those seeking a comfortable and convenient lifestyle in a vibrant community.

It's perfect for easy living - just literally 'lock up and go'!

Call and view today.

**THE ACCOMMODATION COMPRISES:-****COMMUNAL ENTRANCE**

Communal entrance hallway with staircase leading to second floor.

**ENTRANCE HALL**

Entrance via front entrance door, audio entry system, telephone point, access to half boarded loft space and a double radiator. Storage cupboard housing space and plumbing for washing machine and additional storage cupboard.

**LOUNGE**

4.41m x 3.27m (14'5" x 10'8")

Generous sized living accommodation with French doors leading to Juliette style balcony, double radiator and television point. Open plan style to:-

**KITCHEN / DINER**

3.26m x 2.01m (10'8" x 6'7")

Fitted with a range of modern wall and floor units, complimentary work surfaces, 1 1/2 bowl composite sink unit with mixer tap, integrated oven with four ring gas hob, extractor fan over, space for fridge/freezer, wall mounted gas fired central heating boiler, recessed ceiling spot lights and under unit lighting. UPVC double glazed window to the side elevation and a double radiator.

**MASTER BEDROOM**

4.4m x 2.77m (14'5" x 9'1")

UPVC double glazed window to the rear elevation, fitted wardrobes to one wall, television point and a radiator. Door leading to :-

**BATHROOM**

3.31m x 2.09m (10'10" x 6'10")

Jack and Jill style bathroom with three piece white suite comprising:- panelled bath with shower over, low level WC and wash hand basin. Part tiled walls, extractor fan, vinyl flooring and a radiator. UPVC double glazed window to the front elevation.

**BEDROOM TWO**

3.31m x 2.09m (10'10" x 6'10")

UPVC double glazed window to the rear elevation and a double radiator.

**OUTSIDE:-**

Allocated parking space to the rear of the property with guest parking and allocated store.

**ADDITIONAL INFORMATION:-**

Service Charge £227.53 per calendar month this includes insurance, grounds maintenance, general maintenance.

Ground Rent £150 Per annum.

**APPLIANCES**

No appliances have been tested by the agents.

**SERVICES**

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



## 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

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

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.

### 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	79	79
(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.