

LEONARDS

SINCE 1884

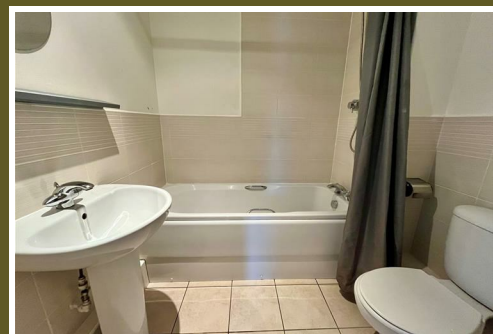
Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



23 Millias Close, Brough, East Yorkshire, HU15 1GP

- Two Bedroom First Floor Apartment
- Early Viewing Recommended
- Stairs to Upper Floor Apartments
- Lounge Diner with Panoramic Bay Window
- Two Bedrooms and Bathroom
- No Forward Chain
- Communal Entrance Hall
- Apartment Lobby Entrance
- Modern Kitchen
- Allocated Car Parking Space

Offers In The Region Of £120,000



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23 Millias Close, Brough, East Yorkshire, HU15 1GP

Two bedroom first floor apartment which offers well presented accommodation. With open plan lounge/dining area modern kitchen, two bedrooms and bathroom, forming part of this purpose-built block of apartments in a popular residential area. Also benefits from gas central heating and double glazing. The property has a designated parking space and communal garden areas. Viewing via Leonards.

Location

Location - Millias Close forms part of the "Limes Development" by Bovis Homes, the development being approached from the centre of the village via Welton Road taking the first right at the first roundabout onto Moor Road then taking the first left at the second roundabout onto Ruskin Way, then turn left onto Coltman Close, which leads onto Millias Close. The expanding village of Brough provides a range of local shops and services including Morrisons supermarket, Post Office, the village centre offering a host of other facilities including schooling and being ideally placed for easy access to the A63, Brough having its own main line railway station.

Ground Floor

Communal Entrance

Open porch leading to communal entrance hall with access to rear parking, communal gardens and enclosed bins store, stairwell leading to first floor, shared lobby leading to apartment.

Apartment Entrance Hall

Entrance hall having intercom entry phone, radiator, smoke alarm and separate recessed cloaks/store. Doors leading into all rooms.

Open Plan Lounge Diner

16'1" max x 18'3" max (4.914m max x 5.566m max)

Having panoramic feature bay window to the front with a further side window. Three radiators.

Kitchen

7'8" x 8'4" (2.339m x 2.552m)

Having fitted base, drawer, wall units displays, complemented by contrasting work surfaces with inset one and a half bowl stainless steel sink and mixer tap. Integrated oven with four ring gas hob and chimney hood over. Tile splash backs, integrated fridge and freezer. Cupboard housing combi boiler. Integrated dishwasher and plumbing for an automatic washing machine. The kitchen having recess spotlighting and tiled floor covering.

Bedroom One

8'3" max x 14'7" max (2.538m max x 4.452m max)

Window to the front aspect and radiator.

Bedroom Two

9'11" x 9'0" (3.034m x 2.762m)

Window to the front aspect and radiator.

Bathroom

6'5" x 5'7" (1.976m x 1.704m)

Providing three piece white suite including pedestal wash hand basin with mixer tap, low flush W.C and a panel bath with mixer tap and plumbed in shower over. Recess spot lighting and an extractor unit. Heated towel radiator. Tiled splash backs.

Outside

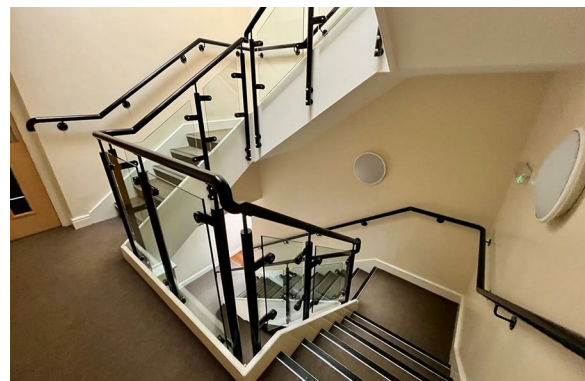
Off street parking space, communal garden areas and bin store.

Energy Performance Certificate

The current energy rating on the property is C (79).

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777



Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT132023000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

Viewings

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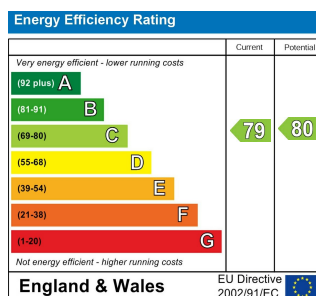
Tenure

The tenure of this property is Leasehold on a 999 year lease from 1st January 2005. We have been advised by the seller that all the management fees are paid up this year until 31st December 2025.

FUTURE FEES: The ground rent was £206.83 for the period of 1st January 2025 to 31st December 2025 (the seller is awaiting confirmation of the charge for 2026). The service charge for the period 1st January 2026 to 31st December 2026 can be paid annually at a cost of £1438.44 or an optional monthly payment (+5%) of £125.86. We have also been advised that there will be additional fee for managing paths etc (this charge is pending for 2026 and will be made available at the earliest opportunity).

Free Sales Market Appraisal/Valuation

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.