



87 Centurion Way, Brough, East Yorkshire, HU15 1DF

LEONARDS
SINCE 1884

- Newly Installed Kitchen
- Driveway For Multiple Cars
- Cul-de-sac Location
- Call Now On 01482 330777

- Newly Laid Flooring Throughout
- Three Bedroom Home
- EPC C

- Freshly Painted Throughout
- Semi-Detached
- Council Tax Band C

Welcome to this charming three-bedroom semi-detached house located on Centurion Way in the delightful area of Brough, East Yorkshire. This property offers a perfect blend of modern living and comfort, making it an ideal home for families or professionals alike.

As you enter, you will be greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The newly installed kitchen is a standout feature, boasting contemporary fittings and ample space for culinary creations. The property has been enhanced with new flooring throughout, adding a fresh and stylish touch to each room.

The three well-proportioned bedrooms offer plenty of natural light and space for personalisation, ensuring a restful retreat for all family members. The bathroom is conveniently located and has been maintained to a high standard, providing a comfortable space for daily routines.

Outside, the property benefits from a driveway that accommodates multiple cars, a valuable feature in this sought-after area. The garden space offers potential for outdoor enjoyment, whether it be for gardening, play, or simply unwinding in the fresh air.

This semi-detached house is freshly painted and ready for you to move in, making it a fantastic opportunity for those seeking a modern and well-maintained home in a friendly neighbourhood. With its excellent location and appealing features, this property is not to be missed. We invite you to come and see for yourself the wonderful potential this home has to offer.

£875 PCM



Location
Located at the bottom of a cul-de-sac this property is ideal for anyone seeking enjoyment from the home. Within close proximity you will find amenities such as shops, cafe's and local transport links like busses and trains.

Front External
To the front of the property you have a driveway for multiple vehicles, lawn laid to the front with side access into the property. Also a side gate leading access into the rear garden.

Entrance Porch
Allowing access into the property, leading onto the Lounge.

Lounge
This freshly decorated lounge offers great living space with windows to the front, feature fireplace, staircase leading to the first floor and doorway into the dining space. Radiator.

Dining Space
A great extra living space with open planned access via an archway to the newly installed kitchen, French doors to the rear and radiator.

Kitchen
This Kitchen has just been installed offering a modern style comprising of; mixture of wall and base units, inset sink with mixer tap, cupboard housing the boiler, freestanding electric cooker and a window to the rear.,.

Landing
Allowing access to all three bedrooms and bathroom. Radiator.

Bedroom One
A good sized bedroom with a built in wardrobe behind mirrored glass sliding doors, window to the front and radiator.

Bedroom Two
Another good sized room with window to the rear and radiator.

Bedroom Three
Bedroom Three has a window to the rear and radiator.

Bathroom
The bathroom consists of a partially tiled wall, bathtub with overhead electric shower, hand basin, low flush W.C., radiator and frosted window to the side elevation.

Rear External
A generous sized garden with a mixture of lawn and decked area, two storage shed and fencing to surround,

Energy Performance Certificate
The current energy rating on the property is C

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.

References & Security Bond
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£201.92) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £1,009.61 which will be payable on the tenancy start date together with the first month's rent of £875. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

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 pro-ration 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>

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

Tenure
The tenure of this property is Freehold.

Free Lettings Market Appraisal/Valuation





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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

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