



**QUICK & CLARKE**  
The Property Specialists

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**5 Raikes Court, Brough HU15 1PG**  
**£119,950**

- Desirable Location
- Two Bedroom Apartment
- One Allocated Parking Space
- Fitted Kitchen
- Open Plan Living Room
- Ideal for South Hunsley School
- EPC C

#### THE PROPERTY

A superb ground floor two bedroom apartment in a lovely elevated courtyard location in the heart of this highly desirable village with scenic views over Welton. The well appointed and presented apartment has the benefit of upvc double glazing and gas central heating and briefly comprises entrance hall, fitted kitchen being open plan into the living room, two double bedrooms and a luxury bathroom. There is an allocated parking space and a delightful private communal rear garden and patio.

#### LOCATION

Welton is an established residential village conveniently situated within easy access of the A63 trunk road and thereby giving access to Hull (approximately 10 miles) or the M62 motorway. Situated in a delightful position at the foot of the Yorkshire Wolds, the village is well served with amenities in neighbouring Brough and benefits from an excellent school catchment with South Hunsley Primary and Secondary school close by.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Upvc front door leads into the good sized hallway with doors off to all rooms. Wooden flooring.

##### LIVING ROOM

13'3 x 13'3 max (4.04m x 4.04m max)

A very well-proportioned room with flexibility of layout and with contemporary tall radiator and wooden flooring. Sliding patio doors open onto the rear patio area. Opening into the..

##### KITCHEN

9'6 x 8'2 (2.90m x 2.49m)

Fitted with range of modern light wood effect wall and base units having complementing work surfaces incorporating one and a half bowl stainless steel sink unit, integrated fridge/freezer, electric 4-ring gas hob with stainless steel chimney hood over, electric stainless steel oven and plumbing for washing machine. Partially tiled walls and wooden flooring. Further recessed storage cupboard.

##### BEDROOM 1

11'5 x 9'11 (3.48m x 3.02m)

A double bedroom with coved ceiling and window

##### BEDROOM 2

9'11 x 8'2 (3.02m x 2.49m)

A double bedroom with window and wood effect flooring.

##### BATHROOM

8'1 x 4'9 (2.46m x 1.45m)

Modern white bathroom suite comprising low level WC, vanity unit with contemporary basin and back lit mirror, and panelled bath with electric shower over. Tiling to walls and wood flooring.

##### OUTSIDE

Steps lead up from the courtyard parking area (communal). The front garden has been landscaped for easy maintenance with a pathway to the side of the property through a garden gate to the rear.

The delightful and sunny rear communal garden is a fantastic asset to the apartment providing a good degree of privacy with a large patio area adjoining the rear of the apartment with tiered lawn garden beyond.

##### SERVICES

All mains services are available or connected to the property.

##### CENTRAL HEATING

The property benefits from a gas fired central heating system.

##### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

##### TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

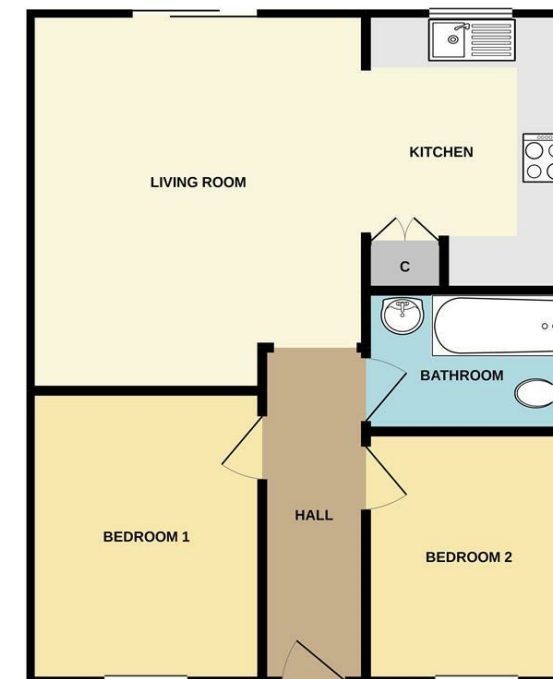
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

#### EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error or omission on this statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metropix i2021.