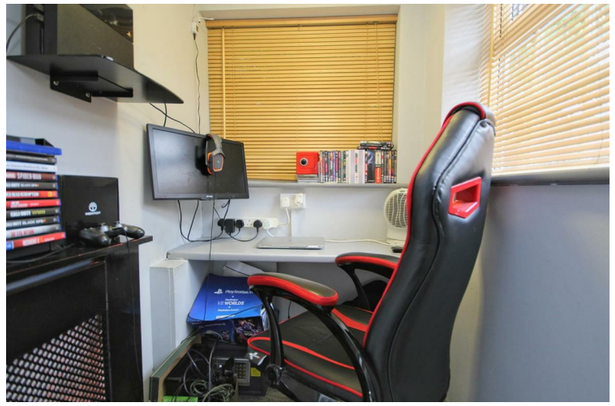

Beverley | Brough | Cottingham | Driffield | Hornsea | Hull | Willerby

QUICK & CLARKE
The Property Specialists

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East Riding of Yorkshire HU10 6AD
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www.quickclarke.co.uk

58A Welton Road, Brough HU15 1DL

Offers Over £92,000

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- Ground floor central apartment
- Located opposite the shops
- https://www.quickclarke.co.uk/property/residential/fo sale/east-yorkshire/brough/welton-road/30537260
- Easy to maintain courtyard garden
- Deceptively spacious (approaching 500 sq ft)
- Well presented throughout
- No forward chain
- EPC: D

THE PROPERTY

Offered with no forward chain, a superb and deceptively spacious ground floor apartment situated in the very centre of this popular village. Attractively presented throughout, and approaching 500 square feet, the property also has the benefit of a garage with parking to the rear. With an easy to maintain courtyard garden the property is relatively private sitting behind a 6' fence and private gated access of Welton Road. Well proportioned, the property also benefits from a study/office space to the front. The accommodation comprises entrance hall, living room, double bedroom with fitted wardrobes, modern fitted kitchen, bathroom and study/office space.

LOCATION

The property is located on Welton Road in Brough, directly opposite the local shops and Quick & Clarke's Brough office.

With good access to the vast array of amenities on offer in Brough including one large supermarket and local shops and services. Brough has excellent transport links lying just off the A63/M62 and with its own main line railway station. The property sits in the catchment area of the highly regarded South Hunsley Secondary School.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Modern composite front door and laminate flooring.

LIVING ROOM

12'9" x 10'1" (3.89m x 3.07m)
uPVC window to the front elevation, modern wall mounted electric fire, space for both living and dining room furniture and TV mounted on the wall. A doorway leads through to the double bedroom.

DOUBLE BEDROOM

12'9" x 11'4" (3.89m x 3.45m)
A well proportioned double bedroom with a light and airy feel courtesy of its windows to both the front and side elevations, large storage cupboard under the stairs and a further range of modern fitted wardrobes with mirrored fronts.

KITCHEN

9'10" x 6'2" (3.00m x 1.88m)
Offering a good range of wall and base storage units with beech fronts and laminate work surfaces, four ring stainless steel hob with extractor over, integrated oven, fridge and freezer and space for a washing machine, wall mounted boiler, tiled walls and floor, and a window to the side elevation.

BATHROOM

6'7" x 6'7" (2.01m x 2.01m)
Modern three piece sanitary suite comprising panelled bath, pedestal hand wash basin, low level w.c., laminate flooring, ceramic tiles to walls and window to the side elevation.

STUDY/OFFICE SPACE

4'8" x 4'2" (1.42m x 1.27m)
Used as a utility room in the past, this area has been used by the current owner as a study space and has windows to two aspects and laminate flooring.

OUTSIDE

The property has an attractive and easy to maintain courtyard garden which sits behind high 6' fencing and gate. Accessed directly off Brough Road and down a couple of steps, there is a raised flower border and flagged seating area. Down the side of the property and through a wrought iron gate with a lock is a covered storage area.

Behind the property and accessed off Skillings Lane is the garage which has a parking space to the front.

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 majority uPVC Double Glazing.

TENURE

We believe the tenure of the property to be Leasehold, however the owner of the property has a 50% share in the freehold with the neighbouring property and this will be transferred on purchase (to be confirmed by the vendor's solicitor).

VIEWING

Contact the agent's Brough office on 01482 666816 for prior appointment to view.

FINANCIAL SERVICES

Quick & Clarke are pleased to be able to offer independent advice regarding mortgages and further details can be obtained by contacting our Brough office on 01482 666816. Independent advice will be given by a qualified financial services consultant and written quotations are available upon request. This could save you time and money when searching for the most competitive deals. Our mortgage adviser has access to every lending scheme currently available through a computerised sourcing system.

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, omission or mis-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 operability or efficiency can be given.
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