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QUICK & CLARKE
The Property Specialists

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21 Millias Close, Brough HU15 1GP

£125,000

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- Superb first floor apartment
- Convenient and attractive location
- Beautifully proportioned - large living space
- Two bedrooms - Two bathrooms
- No forward chain - vacant possession
- EPC Rating: TBC

THE PROPERTY

A beautiful first floor apartment, well proportioned and of a generous size, offering two double bedrooms and two bathrooms. Situated in this attractive and modern purpose built apartment block in a convenient location and in the centre of this sought after and established modern development on the South Eastern side of Brough, this appealing apartment is offered with no forward chain. The accommodation comprises: entrance hall, a very generous sized open plan living/dining room, modern fitted kitchen, master bedroom with en-suite and a further double bedroom, house bathroom and communal parking.

LOCATION

Millias Close is accessed off Constable Way and is situated in the centre of this much sought after and popular modern development on the South Eastern side of Brough. Very convenient for the major road network, the development lies just off the A63/M62 and with good access to the amenities and mainline railway station in the village of Brough.

THE ACCOMMODATION COMPRISES

ENTRANCE

The property is positioned on the first floor of this attractive apartment block which is accessed either to the front or the back of the block through communal doors where a staircase is taken to the first floor level. A lobby serves this and a neighbouring apartment.

ENTRANCE HALL

15'2" x 3'11" (4.62m x 1.19m)
With a modern wooden laminate front door with security spyhole, intercom access to the communal entrance door, airing cupboard housing the hot water tank. A door leads through to all of the internal rooms.

OPEN PLAN LIVING/DINING ROOM

18'3" into bay x 12'2" (5.56m into bay x 3.71m)
A very generous sized room with flexibility and versatility of space allowing room for both living and dining room furniture and an attractive bay window to the front elevation.

KITCHEN

8'7" x 6'2" (2.62m x 1.88m)
With a modern kitchen offering a good range of wall and base storage units with ash fronts and laminate work surfaces, four ring stainless steel gas hob with stainless steel extractor over, integrated oven, fridge, freezer, washing machine and dishwasher, stainless steel one and a half bowl sink and drainer, ceramic tiled splashbacks, porcelain tiled floor and window to the rear elevation.

BEDROOM 1

13'9" x 8'11" (4.19m x 2.72m)
A double bedroom with window to the side elevation. A door leads through into the:

EN-SUITE SHOWER ROOM

12'6" x 3'3" (3.81m x 0.99m)
With a three piece sanitary suite comprising a low level WC, pedestal hand wash basin, shower cubicle, heated towel rail, partially tiled walls and porcelain tiled floor.

BEDROOM 2

10'0" x 10'10" reducing to 8'7" (3.05m x 3.30m reducing to 2.62m)
With a double bedroom window to the side elevation.

BATHROOM

8'7" x 6'2" (2.62m x 1.88m)
With a three piece sanitary suite comprising a panelled bath with shower attachment over, low level WC, pedestal hand wash basin, heated towel rail, partially tiled walls and porcelain tiled floor.

OUTSIDE

The property is surrounded by established gardens with a wide range of mature shrubs and trees. To the rear of the apartment block and accessed down Whistler Close is communal parking with further parking on the road to the front and the side of the block. There is also allocated parking for the apartment.

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.

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 has uPVC double glazing.

TENURE

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

VIEWING

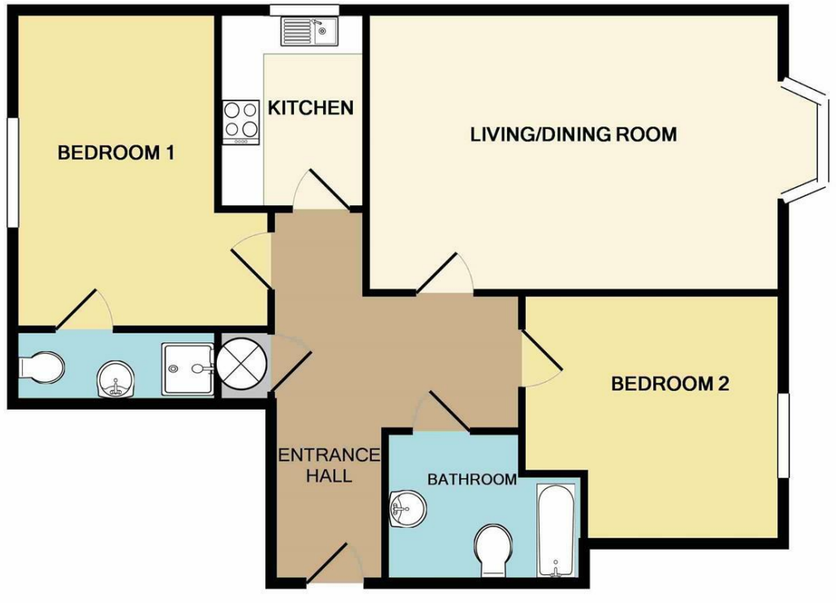
Contact the agents Brough office on 01482 666816 for prior appointment to view.

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.



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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