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Matthew
Limb
MOVING HOME



14 Centurion Place, Welton Road, Brough, East Yorkshire, HU15 1QZ

- 📍 Quality Apartment
- 📍 First Floor
- 📍 Two Bedrooms
- 📍 Designated Parking

- 📍 Ideal Central Location
- 📍 Close to Amenities
- 📍 C/Heating & D/Glazing
- 📍 EPC = D

£95,000

INTRODUCTION

Ideally positioned in the centre of the village, close to an array of amenities is this modern purpose built first floor apartment. A good range of shops, supermarket, doctor's surgery, public houses, restaurants and much more are available in the immediate area and within a level walk. The accommodation briefly comprises a private entrance hall with stairs leading up to the landing, lounge, kitchen area, two bedrooms and a bathroom. There is central heating to radiators fired by an electric boiler in addition to uPVC double glazing. There is designated parking within the courtyard to the rear.

LOCATION

Centurion Place is a small development situated off Centurion Way, next to the doctor's surgery. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Residential entrance door to:

ENTRANCE HALL

With stairs leading up to the first floor.

FIRST FLOOR

LANDING

With tank cupboard off.

LOUNGE

14'3" x 11'0" approx (4.34m x 3.35m approx)

With window to front elevation. This room is semi open plan in style through to the kitchen.



KITCHEN

8'3" x 7'6" approx (2.51m x 2.29m approx)

Having a selection of fitted base and wall mounted units with work surfaces, integrated oven, four ring hob, filter hood above, fridge freezer, plumbing for an automatic washing machine, sink and drainer. Window overlooking the rear.

BEDROOM 1

8'8" x 12'0" approx (2.64m x 3.66m approx)
Plus bay window to front elevation.



BEDROOM 2

12'0" x 6'1" approx (3.66m x 1.85m approx)
Extending to 9'8" approx. Window to front elevation.



BATHROOM

With suite comprising low level W.C, wash hand basin, panelled bath with shower over and screen, tiling to the walls.



OUTSIDE

The property is ideal for those looking for ease of maintenance with no former gardens and a designated parking space within the rear courtyard.

TENURE

Leasehold

MANAGEMENT CHARGE

The lease is over a term of 999 years which commenced in 2007. Charges are as follows - £100 per annum ground rent, £125 per quarter service charge which includes all maintenance to the carpark, window cleaning and gardening plus buildings insurance.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only. NOT TO SCALE. Matthew Limb Estate Agents Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Matthew Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

VALUATION SERVICE

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.

VIEWING APPOINTMENT

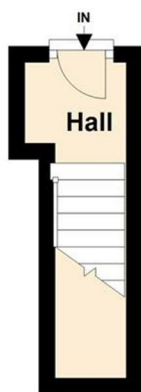
TIMEDAY/DATE

SELLERS NAME(S)



Ground Floor

Approx. 3.9 sq. metres (41.5 sq. feet)




First Floor

Approx. 52.9 sq. metres (569.5 sq. feet)



Total area: approx. 56.8 sq. metres (611.0 sq. feet)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	60	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	