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Matthew  
**Limb**  
MOVING HOME



*31 Centurion Way, Brough, East Yorkshire, HU15 1DF*

- 📍 For the Over 55's
- 📍 Mid Row House
- 📍 Two Good Bedrooms
- 📍 Council Tax Band = B
- 📍 Garden to Rear
- 📍 Designated Parking
- 📍 Central Village Location
- 📍 Freehold/EPC = C

**£114,950**

## INTRODUCTION

Enjoying such a convenient location in the centre of the village is this mid row two bed roomed property, part of a small community of homes specifically built and ideal for the over 55's. The property would benefit from some refurbishment but affords very well proportioned accommodation, as depicted on the attached floor plan. There is an entrance lobby, living room, kitchen and a downstairs shower room. Upon the first floor are two bedrooms and a bathroom. The accommodation has the benefit of gas fired central heating to radiators and sealed unit double glazing. The property enjoys a garden to the rear which has been set out for ease of maintenance and there is parking within a courtyard for residents.

## LOCATION

Centurion Way is situated off Welton Road close to the village centre. The property itself stands opposite the doctor's surgery and is approximately 100 yards away from a supermarket. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities. The developing village of Brough lies to the west of Hull and is ideal for commuters 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 LOBBY

Internal door to:

## LIVING ROOM

14'5" x 13'3" approx (4.39m x 4.04m approx)

With feature fire surround housing an electric fire. Window to front elevation, stairs to first floor off with cupboard beneath.



### *KITCHEN*

10'4" x 9'4" approx (3.15m x 2.84m approx)  
Having a selection of fitted units and work surfaces, sink and drainer, plumbing for automatic washing machine. Wall mounted central heating boiler. Window and door to rear.



### *CLOAKS/SHOWER ROOM*

With low level WC, wash hand basin and shower facility.



### *FIRST FLOOR*

*LANDING*

*BEDROOM 1*

14'3" x 14'2" approx (4.34m x 4.32m approx)  
With two windows to the front elevation. Overstairs storage cupboard.



*BEDROOM 2*

8'5" x 7'1" approx (2.57m x 2.16m approx)  
Window to rear elevation.

*BATHROOM*

With low level WC, wash hand basin and bath. Tiled surround.



### *OUTSIDE*

The property has its own paved garden extending to the rear. There is also a garden shed. The property also has the benefit of residents parking within a rear courtyard.



### *REAR VIEW*



### *TENURE*

Leasehold. We understand the property is held on the remainder of 125 year lease which commenced in 1984.

Service charge currently approximately £318 per quarter which includes building insurance, communal garden areas, window cleaning, alarm call monitoring and ground rent.

### *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.

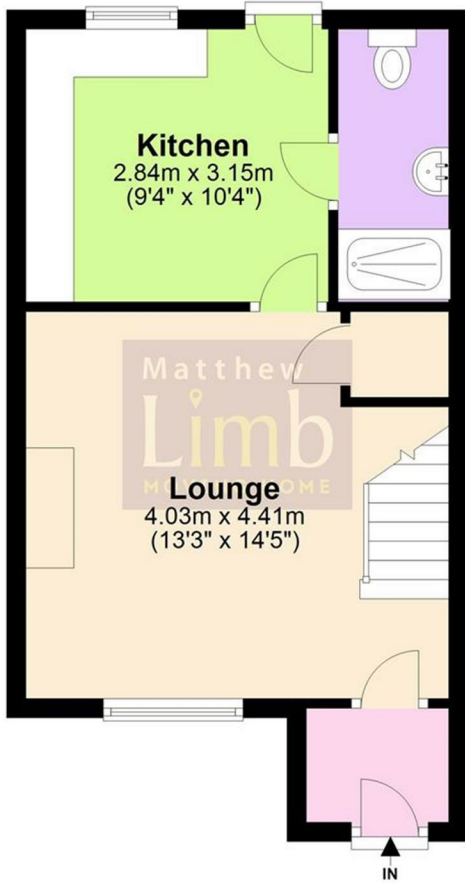
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### Ground Floor

Approx. 32.6 sq. metres (351.0 sq. feet)



### First Floor

Approx. 30.7 sq. metres (330.4 sq. feet)



Total area: approx. 63.3 sq. metres (681.3 sq. feet)

