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Matthew  
**Limb**  
MOVING HOME



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

- 📍 Terraced House
- 📍 For The Over 55's
- 📍 Two Beds/Two Baths
- 📍 Council Tax Band = B
- 📍 Spacious Lounge
- 📍 Dining Kitchen
- 📍 Garden & Parking
- 📍 Freehold / EPC = E

**£125,000**

## INTRODUCTION

Situated within the centre of Brough and close to many amenities is this very well presented terraced house for the over 55's. Offered for sale with no onward chain, the accommodation is depicted on the attached floorplan and briefly comprises an entrance hallway, lounge with feature fire surround and electric fire, dining kitchen with appliances, ground floor shower room/W.C., two bedrooms, the main bedroom having fitted wardrobe and there is a bathroom. The property boasts uPVC double glazing and gas central heating. A new boiler was installed in 2019 and the windows and external doors were replaced in 2018.

To the front of the property is a lawned garden area and the rear garden is set out for ease of maintenance being paved with raised beds. There is also a garden shed. There is also a designated parking space.

## LOCATION

The property is situated along Centurion Way opposite the Doctors surgery. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. 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

Composite residential entrance door to:

### ENTRANCE HALLWAY

With door to:

### LOUNGE

14'4" x 13'1" approx (4.37m x 3.99m approx)

With feature fire surround housing an electric fire. Window to the front elevation. Staircase with stairlift (can be removed should an incoming purchaser so wish). There is also a useful understairs cupboard.





### *DINING KITCHEN*

10'3" x 9'5" approx (3.12m x 2.87m approx)  
With fitted units, laminate worksurfaces, sink and drainer, tiled splashbacks, freestanding cooker, fridge/freezer and washing machine. Window and external access door to rear.



### *SHOWER ROOM / W.C.*

With shower enclosure, wash hand basin and low flush W.C. Window to rear.



### *FIRST FLOOR*

#### *LANDING*

With loft access hatch.

### *BEDROOM 1*

14'1" x 10'8" approx (4.29m x 3.25m approx)  
With modern fitted wardrobe and windows to front elevation.



### *BEDROOM 2*

8'6" x 7'1" approx (2.59m x 2.16m approx)  
Window to rear elevation.



### BATHROOM

With suite comprising a bath, wash hand basin and low flush W.C. Window to rear.



### OUTSIDE

To the front of the property is a lawned garden area and the rear garden is set out for ease of maintenance being paved with raised beds. There is also a garden shed.



## *TENURE*

Leasehold - The property is believed to be held on the remainder of a 125 year lease which commenced in 1994. The service charge is currently £317.99 per quarter which includes buildings insurance, communal garden maintenance, 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.

## *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.





### Ground Floor

Approx. 31.9 sq. metres (343.8 sq. feet)



### First Floor

Approx. 31.1 sq. metres (334.9 sq. feet)



Total area: approx. 63.1 sq. metres (678.7 sq. feet)



