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Matthew
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MOVING HOME



Flat 6, The Elms, 19 Station Road, Brough, East Yorkshire, HU15 1DX

- 📍 Fabulous Apartment
- 📍 Loft Style
- 📍 2 Beds + Study
- 📍 Council Tax Band = A

- 📍 Range of New Fittings
- 📍 Stunning Kitchen
- 📍 2 x Parking Provision
- 📍 Leasehold/EPC = C

£169,950

INTRODUCTION

Ready to move straight into is this fabulous loft style apartment. Freshly decorated and with a range of new fittings, this super property is situated upon the second floor of The Elms, a grand Victorian building which has been divided into 5 individual apartments. Particularly spacious, the property has many attractive features including a large living room with steps down to a stunning breakfast kitchen. There are two bedrooms plus a study and a large bathroom which has an oval bath and a separate shower cubicle. Gas fired central heating and uPVC double glazing are installed. The Elms, is approached via turning through brick pillars off Station Road. There is a communal lawned garden and a gravelled courtyard area with the property having parking provision for 2 vehicles.

LOCATION

The property is located within the older part of Brough village, to the west of the centre. Brough is a growing community and provides a good range of local shops including a Morrisons and Aldi supermarket, post office, general amenities and a primary school. Secondary schooling is available at nearby South Hunsley. 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 or the national motorway network to the west.

ACCOMMODATION

The property is accessed through the main communal hallway and two staircases lead up to the private entrance door.

PRIVATE ENTRANCE HALLWAY

A large hallway with one useful cupboard and a utility area situated off.

LIVING ROOM

15'5" x 14'0" approx (4.70m x 4.27m approx)

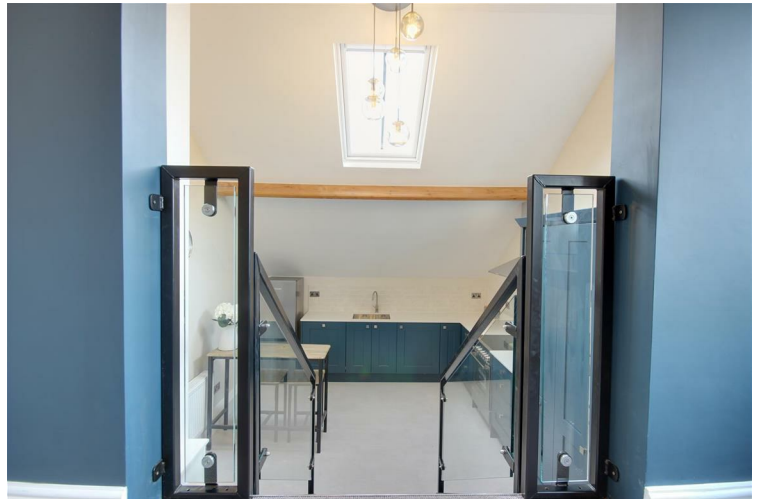
A super room with window providing far reaching views towards Welton Dale. Steps with a glass balustrade lead down to the breakfast kitchen.



BREAKFAST KITCHEN

13'8" x 11'5" approx (4.17m x 3.48m approx)

A stunning room which has a range of brand new fitted marine blue coloured units with quartz surfaces. There is an undercounter one and a half sink, DeLonghi cooker with stainless steel splash back and extractor hood above, tiled surround and LVT flooring. The gas fired central heating boiler is housed within one of the cupboards.





BEDROOM 1

12'2" x 10'9" approx (3.71m x 3.28m approx)

Window to south elevation with fitted shutters. Decorative period fire surround, cupboard to alcove.



BEDROOM 2

12'2" x 7'4" approx (3.71m x 2.24m approx)
Window to south elevation with fitted shutters.



STUDY

8'2" x 7'3" approx (2.49m x 2.21m approx)
Window to rear elevation.



BATHROOM

9'10" x 8'9" approx (3.00m x 2.67m approx)
With brand new suite comprising low level W.C., wash hand basin and cabinet, oval shaped bath with tap stand and separate shower enclosure, tiled surround, LVT flooring and heated towel rail.



OUTSIDE

The Elms, is approached via turning through brick pillars off Station Road. There is a communal lawned garden with a gravelled courtyard area and the property having two parking spaces.



REAR VIEW



SERVICE CHARGE

A service charge will be applicable and in line with the other 4 apartments.

TENURE

Leasehold - Lease term is of 999 years dated from 2024 with no ground rent - Further details upon request.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.



Second Floor

Approx. 86.9 sq. metres (935.2 sq. feet)



Total area: approx. 86.9 sq. metres (935.2 sq. feet)

