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Matthew  
**Limb**  
MOVING HOME



*22 Pickering Grange, Brough, East Yorkshire, HU15 1GY*

- 📍 First Floor Apartment
- 📍 Well Presented
- 📍 Designated Parking
- 📍 Council Tax Band - A

- 📍 Move Straight In
- 📍 1 bedroom
- 📍 Popular Location
- 📍 Leasehold/EPC - B

**£72,500**

## INTRODUCTION

This well presented first floor apartment is ready to move straight into. Of modern construction and part of a popular development the apartment also has a designated parking position within the rear courtyard. A secure communal entrance provides access the the hallway and staircase leading up to the first floor. A private entrance door opens to the hallway of the apartment which has a large cupboard situated off. The kitchen has a range of fitted units, one and a half sink and drainer and integrated oven, gas hob and extractor hood over. The lounge has been opened up to the bedroom area allowing for more space and the use of a pull out bed. An incoming purchaser could readily replace the wall if preferred. There is a separate shower room. The accommodation has the benefit of gas central heating and upvc double glazing. An ideal property of which viewing is recommended.

## LOCATION

Pickering Grange is a cul de sac situated off Ruskin Way to the east side of Brough village centre. 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

A secure communal entrance door opens to a hallway and staircase which leads up to the first floor. A private entrance door opens to the apartment.

## ENTRANCE HALL

5'3" x 4' approx (1.60m x 1.22m approx)

Leading into the property with large double-door storage cupboard to side.

## KITCHEN AREA

9'7" x 7'11" approx (2.92m x 2.41m approx)

Well-kept kitchen with rear elevation window allowing light onto one-and-a-half sink and drainer, integrated oven and four-ring gas hob with extractor hood above. There is also ample space for a fridge-freezer alongside existing fitted units.



### *LOUNGE AREA/BEDROOM AREA*

12'06" x 17'0 approx max (3.81m x 5.18m approx max)

The main living area offers an L-shaped lounge, perfect for studio format. The partition wall between the lounge and bedroom has been removed to create a larger living space and utilisation of a pull out bed. An incoming purchaser could readily re-instate this wall to its original design if preferred. There is a window to the rear of the property, the room boasts a Juliet-style retaining balcony with double doors to front.



### *SHOWER ROOM*

7'7" x 4'5" (2.31m x 1.35m)

With suite comprising a W.C., wash hand basin with window window above and elongated shower space along back wall.



### *PARKING*

A designated parking space is located within the rear courtyard.

## TENURE

The apartment is a leasehold apartment.+  
Length of Lease: 250 years from 1 January 2007  
Years Remaining: 233  
Service Charge £1,442 per annum payable in two instalments (every six months).  
Ground Rent : £150 per annum payable to Simarc Property

## 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.

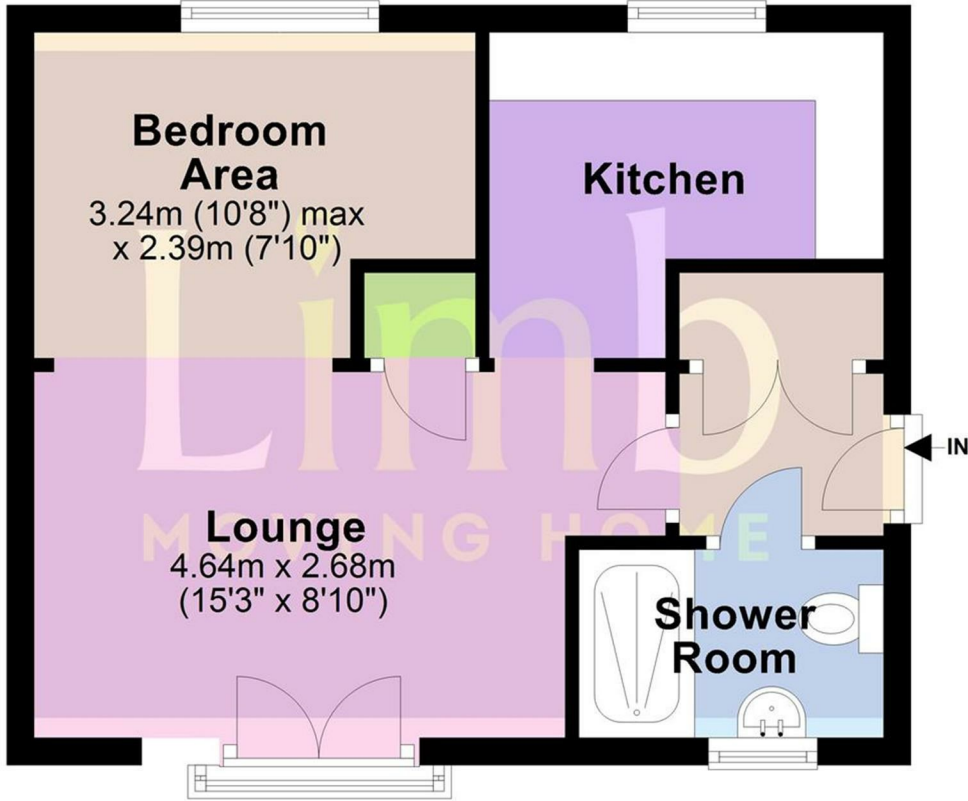
## VALUATION SERVICE

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.



## First Floor

Approx. 32.4 sq. metres (349.0 sq. feet)



Total area: approx. 32.4 sq. metres (349.0 sq. feet)

