

Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME



50 Ruskin Way, Brough, East Yorkshire, HU15 1GW

- 📍 First Floor Apartment
- 📍 Immaculately Presented
- 📍 Open Plan Style Living
- 📍 Council Tax Band = A
- 📍 Double Bedroom
- 📍 Designated Parking
- 📍 Ideal For First Time Buyer or Investor
- 📍 Leasehold / EPC = C

£82,000

INTRODUCTION

Situated within this popular residential development is this immaculately presented first floor apartment with designated parking - ideal for first time buyers or investors. The accommodation is depicted on the attached floor plan and briefly comprises an entrance hallway with storage cupboard, shower room, open plan style living kitchen with built in appliances and 'Juliet' style balcony plus a double bedroom. The property has the benefit of gas central heating to radiators and uPVC double glazing.

There is a designated parking space and outside storage.

LOCATION

Ruskin Way runs between Moor Road and Husthwaite Road in Brough. The property is situated close to the junction with Husthwaite Road. 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

Shared residential entrance door to:

ENTRANCE

With staircase to the first floor and private residential entrance door to:

ENTRANCE HALLWAY

With storage cupboard.

OPEN PLAN LIVING KITCHEN

19'8" x 10'0" (extending to 10'9") approx (5.99m x 3.05m (extending to 3.28m) approx)

With 'Juliet' style wrought iron retaining balcony and French doors.



KITCHEN

Fitted with a range of high gloss base and wall units, complementing worksurfaces, sink and drainer, oven, four ring gas hob and filter hood above. There is an integrated fridge/freezer and plumbing for a washing machine. Window to rear.



LOUNGE AREA



BEDROOM

11'10" (narrowing to 9'11") x 8'7" approx (3.61m (narrowing to 3.02m) x 2.62m approx)
Window to front.



SHOWER ROOM

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



OUTSIDE

There is designated parking and storage.

TENURE

Leasehold - 155 lease term which started from 1 January 2010.

Ground Rent - £200.00 per annum

Service charge - £1,100 per annum

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.



GROUND FLOOR

APPROX. 34.5 SQ. METRES (371.8 SQ. FEET)



TOTAL AREA: APPROX. 34.5 SQ. METRES (371.8 SQ. FEET)
50 RUSKIN WAY, BROUGH

