

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



## *Apartment 6, Centurion Place, Welton Road, Brough, East Yorkshire, HU15*

- 📍 First Floor Apartment
- 📍 Open Plan Living
- 📍 Two Bedrooms
- 📍 Council Tax Band = B

- 📍 Central Location
- 📍 Ideal for Amenities
- 📍 Designated Parking
- 📍 Leasehold/EPC = C

£112,000

## INTRODUCTION

This two bedroom first floor apartment is most conveniently situated within the centre of Brough and close to the many amenities the village has to offer. The accommodation benefits from open plan living and briefly comprises an entrance hallway, open plan living kitchen, two bedrooms and a bathroom. There is a central heating system to radiators fired by an electric boiler and uPVC double glazing, with designated parking available to the rear.

Perfect for investors or first time buyers, viewing is recommended to appreciate the space available.

## LOCATION

Centurion Place is a small development situated off Centurion Way, next to the doctor's surgery. Brough is a growing community and provides a good range of local shops including the nearby Morrisons supermarket and Aldi, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. 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 and the national motorway network to the west.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE FOYER

With stairs to first floor.

### FIRST FLOOR

#### HALLWAY

With storage cupboard and hot water tank to the end.

#### LIVING KITCHEN

L-shaped space with kitchen and lounge area.



## LOUNGE

With window to the rear elevation.



## KITCHEN

With fitted units and worksurfaces, integrated oven and fridge freezer, four-ring electric hob with filter unit above and sink & drainer beneath window to the rear elevation. There is plumbing for a washing machine, and a breakfast peninsula which acts as a partition between the kitchen and lounge area.



### BEDROOM 1

With bay window to the front elevation.



### BEDROOM 2

Window to the front elevation.



## BATHROOM

Comprising bath with shower screen and fitting, low-flush W.C. and wash-hand basin. The bath benefits from a tiled surround.



## TENURE

Leasehold - The lease term is 999 years dated from 23rd June 2011.

## SERVICE CHARGES

The service charge is £640 per annum dated from 1st January 2025 to 31st December 2025.

The ground rent is £100 per annum dated from 1st April 2025 to 31st March 2026.

## 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

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

## VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

## AGENTS NOTE

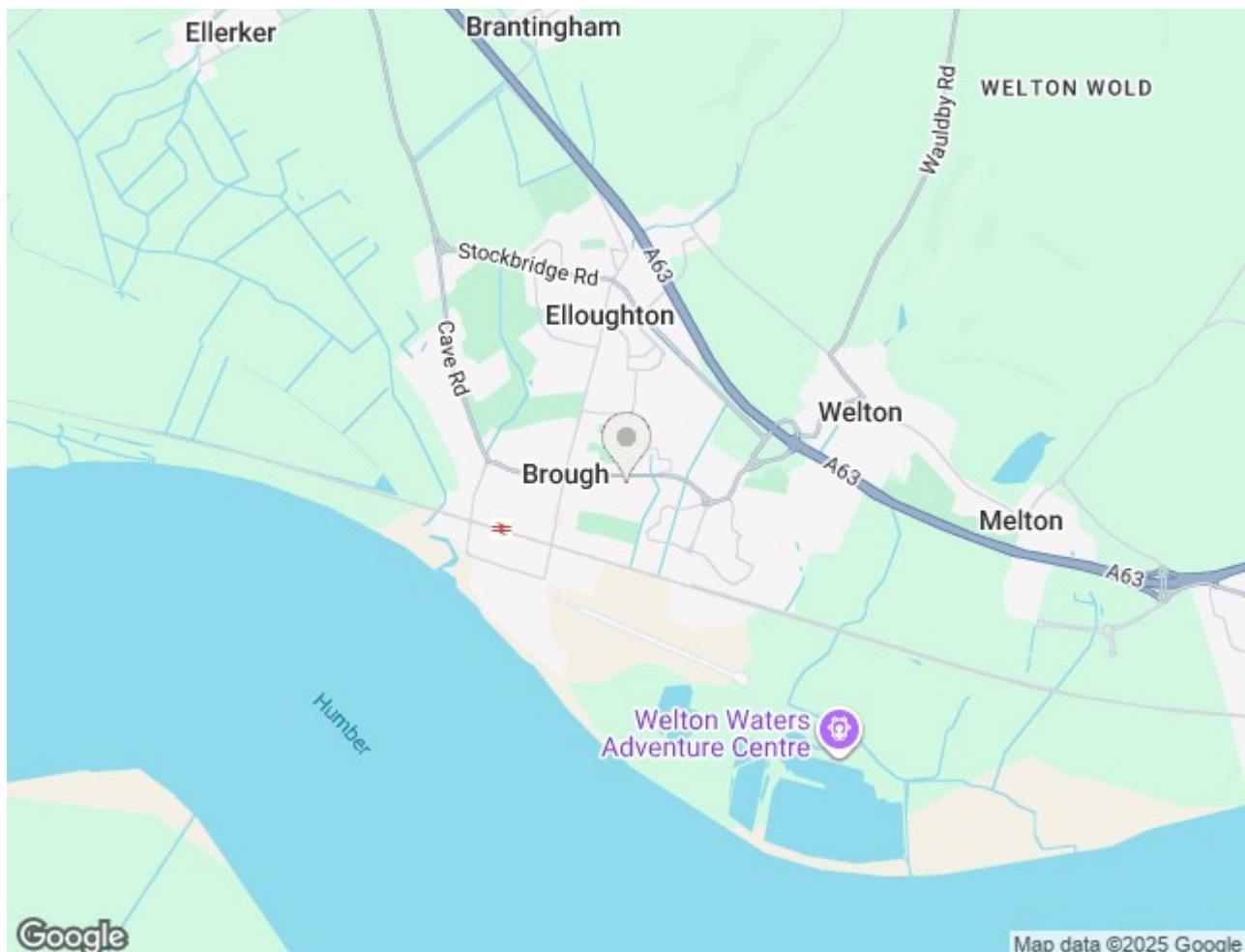
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or heating system and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, NOT TO SCALE. 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 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. These particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

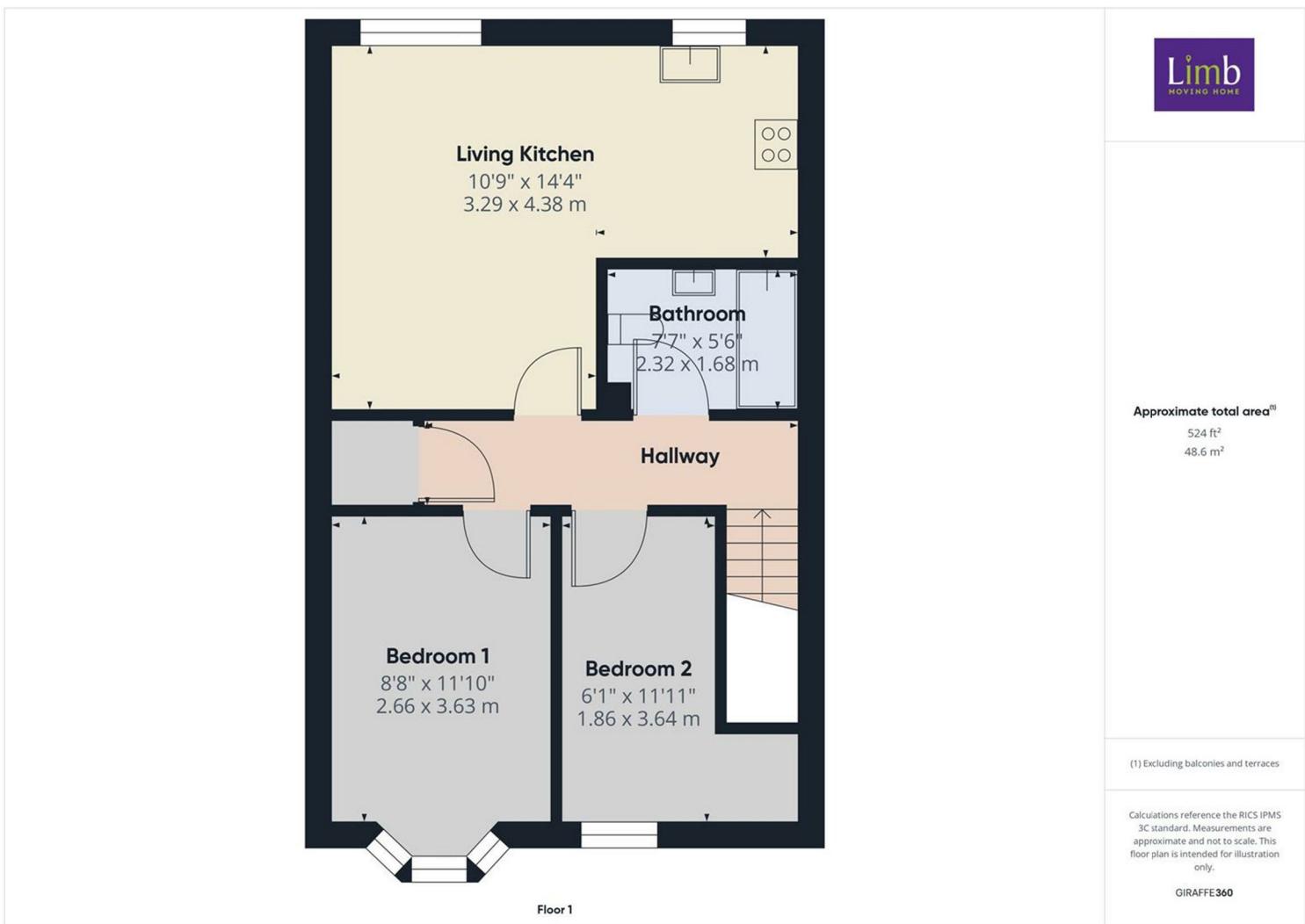
## PHOTOGRAPH DISCLAIMER

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.

## PROPERTY TO SELL?

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.





## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	