



**QUICK & CLARKE**  
The Property Specialists

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**86 Pickering Grange, Brough HU15 1GY**  
**£117,500**

- Beautiful views
- Modern fitted bathroom
- Two bedrooms
- David Wilson built
- Modern fitted kitchen
- Top floor apartment
- Allocated parking
- EPC C

With extensive and attractive views of open farmland and the Humber Estuary from the Juliet balcony, this well proportioned and modern fitted two bedroom top floor apartment is sure to appeal to both buyers and investors alike. Built by David Wilson on this popular development, the accommodation briefly comprises entrance hall with lounge/kitchen/diner, two bedrooms and a bathroom. The property also benefits from allocated parking and visitor parking.

#### LOCATION

The property is located at the end of Pickering Grange which is accessed off Harewood Crescent off Ruskin Way in this popular development in Brough. With good access to the vast array of amenities on offer in Brough including a large supermarket and local shops and services. Brough has excellent transport links lying just off the A63/M62 and with its own mainline railway station.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL ENTRANCE DOOR

Gives access to an entrance hallway with security controlled entry. Staircase leads up to the second floor, residential entrance door to:

##### ENTRANCE HALL

Wooden front door with spy hole, oak style laminate flooring and radiator. Generous sized cupboard housing boiler, space and plumbing for washing machine, and security intercom with communal front door.

#### LOUNGE KITCHEN DINER

20'1" x 10'5" reducing to 9'11" (6.12m x 3.18m reducing to 3.02m)

Feature double glazed French doors are southerly facing and open to provide access to a Juliet balcony with views overlooking fields and the Humber Estuary. The open plan area has a kitchen which provides a range of base units with contemporary wood style fronts and light stone effect tops, stainless steel glass fronted wall units, four ring stainless steel electric hob with matching chimney extractor over, integral electric oven, space for fridge freezer, stainless steel sink and chrome tap. uPVC double glazed window to the side elevation, oak style laminate flooring, two radiators, cupboard, television and telephone points.

#### BEDROOM 1

13'7" x 7'10" (4.14m x 2.39m)

uPVC double glazed window to side elevation, radiator and laminate flooring.

#### BEDROOM 2

10'6" x 5'11" (3.20m x 1.80m)

uPVC double glazed window to side elevation, radiator and laminate flooring.

#### BATHROOM

6'5" x 6'2" (1.96m x 1.88m)

Three piece sanitary suite in white comprising low level WC, pedestal wash hand basin and panelled bath with shower over and glass screen. Laminate flooring, ceramic tiled splashbacks, uPVC double glazed window to the rear elevation, radiator and extractor fan.

#### OUTSIDE

There is an allocated parking space and a space for communal visitors, a bay is available within the courtyard.

#### SERVICES

All mains services are available or connected to the property.

#### CENTRAL HEATING

The property benefits from a gas fired central heating system.

#### DOUBLE GLAZING

The property benefits from uPVC Double Glazing.

#### TENURE

We believe the tenure of the property to be Leasehold (to be confirmed by the vendor's solicitor).

The maintenance charge is £1962 per year the lease is 250 years as of 2007

#### VIEWING

Contact the agent's Willerby office on 01482 651155 for prior appointment to view.

#### FINANCIAL SERVICES

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.

With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.

Take the difficulty out of finding the right mortgage; for further details contact our Willerby office on 01482 651155 or email willerby@qandc.net

#### EPC RATING

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Willerby Office on 01482 651155. The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but 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. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, appliances and fixtures shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metreplex 02/02