



16, Walmsley Court,  
Brough, Gilberdyke, HU15 2QW  
£114,500



The apartment is on the second floor having entrance via audio intercom linked to the entrance door.

Briefly comprising of private entrance hall, extensive open plan kitchen/dining and living room, two double bedrooms and bathroom.

The property benefits from allocated parking and communal gardens.

East Riding of Yorkshire Council Tax Band - A  
Tenure - Leasehold  
EPC RATING - C



Tenure: Leasehold  
East Riding of Yorkshire Council  
BAND: A

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### COMMUNAL ENTRANCE HALL

### SECOND FLOOR

#### ENTRANCE HALLWAY

Cupboard housing central heating boiler, door entry system. Double opening doors give access to...

#### OPEN PLAN KITCHEN/LIVING ROOM

3.19 x 10.14 x 5.60 x 3.27 (10'5" x 33'3" x 18'4" x 10'8")

Open plan to the dining area and living room and comprising of range of floor and wall units having complimentary work surfaces and tiled splash backs incorporating stainless steel sink bowl, integrated slimline dishwasher, electric oven, ceramic hob with stainless steel chimney style extractor hood over. Space free standing washer/dryer and fridge. The living room is carpeted and offers a great deal of light through three velux windows. Television and telephone point.

#### MASTER BEDROOM

4.24 x 4.91 (13'10" x 16'1" )

Good sized room with dual aspect. Television and telephone points.

#### BEDROOM TWO

3.1 x 5.12 (10'2" x 16'9")

Further double bedroom with dual aspect.

#### BATHROOM

2.16 x 2.28 (7'1" x 7'5")

White suite comprising panelled bath with chrome finish shower over, shower screen, low level WC., wash hand basin having chrome finish taps and fittings. Partially tiled walls, feature towel rail radiator and light/shaver socket.

#### EXTERNAL

There is one allocated parking space.

#### ADDITIONAL INFORMATION

We understand that the property is leasehold with the lease commencing from 2006.

The vendor has made us aware that the property is subject to a service charge approximately £765 per annum along with a ground rent of £175 per annum.

## SERVICES

Mains water, drainage, gas and electricity are connected to the property.

## APPLIANCES

No appliances have been tested by the agents.

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Estate Agents | Lettings Agents | Chartered Surveyors

## Second Floor



### AGENTS NOTES

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.

### VIEWING

By appointment with the Agent.

### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

### PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

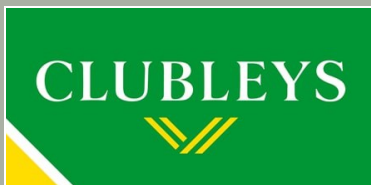
### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		78	78
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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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.