



5, Centurion Way,
Brough, HU15 1DF
£130,000



This well-maintained two-bedroom home is offered to the market with no chain.

Situated within an exclusive complex for individuals aged 55 and above. Its favourable location places it in proximity to various local conveniences such as a medical clinic and a supermarket.

Noteworthy features of the property encompass an easily accessible warden service, a ground-floor shower room, a garden at the rear, and an accompanying garage.

East Riding of Yorkshire Council tax band - A
Tenure - Leasehold



Tenure: Leasehold
East Riding of Yorkshire Council
BAND: A

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

Stairs to first floor with stairlift.

LIVING ROOM

3.43m x 3.33m (11'3" x 10'11")

Feature marble effect fireplace with electric fire and under stairs cupboard storage. Television point.

KITCHEN

4.50m x 3.31m (14'9" x 10'10")

Utility area with plumbing for automatic washing machine and space for tumble dryer, stainless steel sink with drainer unit, wall mounted gas fired central heating boiler, space for free standing cooker.

SHOWER ROOM

Walk in shower cubicle with seat, wash hand basin, low level WC, complementary tiling.

FIRST FLOOR ACCOMMODATION

LANDING

BEDROOM ONE

3.34m x 3.40m (10'11" x 11'1")

Built in storage cupboard.

BEDROOM TWO

2.59m x 2.25m (8'5" x 7'4")

Fitted storage system.

BATHROOM

Part tiled walls, three piece suite comprising panelled bath with seat, pedestal wash hand basin, low level WC.

OUTSIDE

Small garden to rear with pedestrian access to a parking area. Brick built garage to the middle within a block of three.

ADDITIONAL INFORMATION

Leasehold - 97 years outstanding

Current ground rent/maintenance charge £1271.96 per annum.

APPLIANCES

No appliances have been tested by the agent.

SERVICES

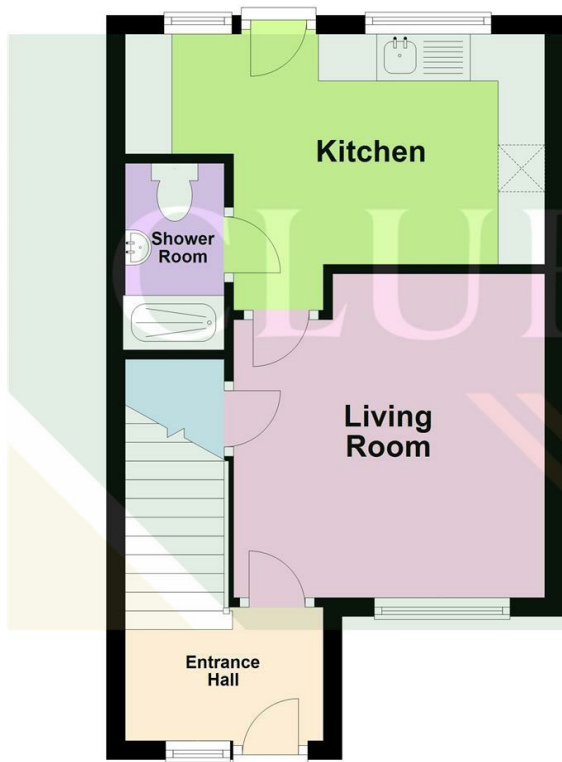
Mains gas, water, electricity and drainage.

LEASEHOLD INFORMATION

Further information has been requested from the seller.



Ground Floor



First 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

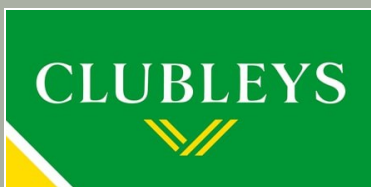
FREE VALUATIONS FOR SALE

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			90
(81-91) B		74	
(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.