



26, Lancaster Way,
Brough, HU15 1TZ
Offers Over £110,000



Experience the epitome of comfort and convenience with this charming ground floor apartment nestled in the heart of central Brough offered with the benefit of no forward chain.

This residence welcomes you with a communal entrance hall, and private hall leading you to a modern fitted kitchen with appliances, open plan to the kitchen is the generously proportioned living room, boasting ample space for relaxation and social gatherings. Discover two spacious double bedrooms, offering the perfect retreat after a long day. The bathroom to the apartment offers a three piece suite.

Convenience is paramount with allocated parking to the rear, ensuring hassle-free arrivals and departures. Whether you seek a sanctuary or a vibrant urban lifestyle, this apartment caters to your every need, promising a lifestyle of comfort and style in the heart of Brough.

East Riding of Yorkshire Council - band B
Tenure - Leasehold
EPC rating - D
NO CHAIN



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THE ACCOMODATION COMPRISES

COMMUNAL HALLWAY

Secure entrance door with intercom provides access to the communal entrance hall having stairs off to all apartments.

GROUND FLOOR

ENTRANCE HALL

Laminate wood effect flooring.

OPEN PLAN KITCHEN/LIVING ROOM

Kitchen fitted with range of beechwood wall and floor units having complimentary work surfaces incorporating one and a half bowl stainless steel sink unit, integrated fridge/freezer, dishwasher, washer/dryer, four ring electric hob with stainless steel chimney hood over and electric stainless steel oven. Partially tiled walls, laminate wood flooring and recessed ceiling spot lights. Open plan to the living area with television and telephone point.

MASTER BEDROOM

Double bedroom

BEDROOM TWO

Recessed airing cupboard housing water tank.

BATHROOM

White suite comprising low level WC, pedestal hand basin, panelled bath with mains fed shower over. Fully tiled walls, tiled floor, extractor and recessed ceiling spotlights.

OUTSIDE

There are communal gardens surrounding the property and an allocated parking space situated to the front.

ADDITIONAL INFORMATION

Our client has informed us that the property is leasehold and the charges are as follows:

Service Charge £90 per month this includes building insurance, care of the communal areas inside and out and window cleaning.

Ground Rent £100 Per annum

There is a sinking fund

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

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Ground 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			
(69-80) C			
(55-68) D		68	78
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to 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.