



Welton Road, Brough, HU15 1DL  
Offers Around £100,000

Philip  
**Bannister**  
Estate & Letting Agents

# Welton Road, Brough, HU15 1DL

This beautifully proportioned one double-bedroom apartment, set on the first floor of a charming period conversion, offers move-in ready comfort in a central location. The property features a welcoming lounge with a cast iron fireplace, a modern kitchen and bathroom, and a spacious double bedroom. Adding to its appeal, the apartment boasts a private courtyard garden at the front, and a garage to the rear, providing valuable off-street parking or storage. This home is an ideal choice for first-time buyers seeking a stylish and convenient starter home.

## Key Features

- Well Presented 1st Floor Apartment
- Ideal For A First Time Buyer
- 1 Double Bedroom
- Modern Kitchen & Bathroom
- Private Front Garden Area
- Garage To The Rear
- Central Village Location
- Move-In Condition
- EPC = C
- Council Tax = A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property is arranged at first floor level and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A private entrance hall with a timber door leads to a staircase to the first floor.

### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### LOUNGE

12'11 x 9'10 (3.94m x 3.00m)

An attractive front facing lounge with a window to the elevation. There is a feature cast iron fireplace and a 'school house' radiator.

#### KITCHEN

6'2 x 9'11 (1.88m x 3.02m)

Fitted with a range of shaker style wall and base units with marble effect worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a high level window to the side elevation, space is available for a freestanding oven and a larder fridge freezer. Positioned off the kitchen is a useful storage cupboard which houses a modern boiler and plumbing for an automatic washing machine.

#### BATHROOM

6'7 x 6'8 (2.01m x 2.03m)

Fitted with a modern three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There are partially tiled walls, a high level window to the front elevation and a 'school house' radiator.

#### DOUBLE BEDROOM

13'1 x 11'9 (3.99m x 3.58m)

A spacious double bedroom with a window to the front elevation and a useful storage cupboard/wardrobe above the stairwell.

#### OUTSIDE

To the front there is a small private garden with raised shrub borders and a walled patio area.

#### GARAGE

Within a courtyard to the rear of the property is a garage.

## GENERAL INFORMATION

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

**CENTRAL HEATING** - The property has the benefit of a gas fired central heating system to panelled radiators.

**DOUBLE GLAZING** - The property has the benefit of PVC double glazed frames.

**COUNCIL TAX** - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### TENURE

We understand that the property is Leasehold with a share of the Freehold. The lease is held on a 99 year agreement starting 12th July 2012. There is no service charge or ground rent payable.

### VIEWINGS

Strictly by appointment with the sole agents.

### MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

### THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

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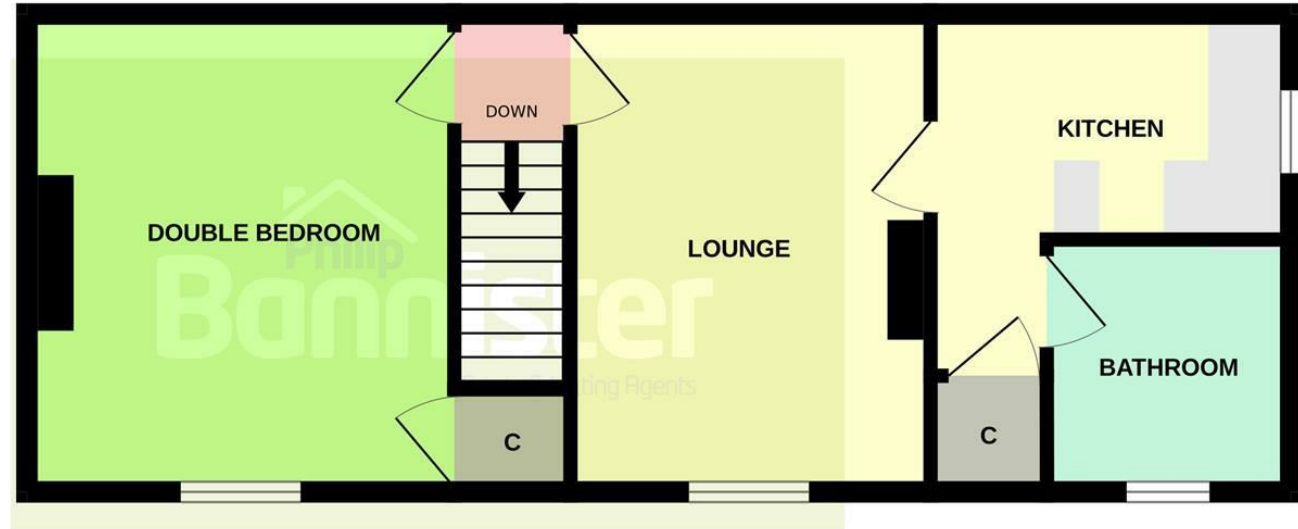
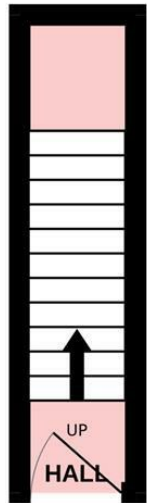
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



GROUND FLOOR  
42 sq.ft. (3.9 sq.m.) approx.

FIRST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.3 sq.m.) approx.

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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1a Stockbridge Road, Elloughton, Hull, East Yorkshire, HU15 1HW  
Tel: 01482 668663 | Email: [info@philipbannister.co.uk](mailto:info@philipbannister.co.uk)  
[www.philipbannister.co.uk](http://www.philipbannister.co.uk)

