



Hidcote Walk, Brough, HU15 1FP  
£90,000

  
**Philip  
Bannister**  
Estate & Letting Agents

# Hidcote Walk, Brough, HU15 1FP

**NO CHAIN** - This modern first-floor apartment, offered to the market with no onward chain, is a superb opportunity for first-time buyers or investors. Stylishly presented throughout, the property features a communal entrance leading to a private entry, an impressive open-plan living kitchen with a Juliet balcony enjoying a southerly aspect, a spacious double bedroom with fitted wardrobes, and a contemporary shower room. Externally, the apartment benefits from a single garage.

## Key Features

- NO CHAIN
- First Floor Apartment
- 1 Double Bedroom
- Superb Open Plan Living Kitchen
- Single Garage
- Juliet Balcony With Southerly Aspect
- Ideal First Time Buyer Or Investment Property
- Council Tax = A
- EPC = C

| 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>                            | 78      | 78        |
| (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 |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |





## COMMUNAL ENTRANCE HALL

Allowing access to the building, a staircase leads to the first floor.

## ACCOMMODATION

The apartment is positioned upon the first floor.

## ENTRANCE HALL

Allowing access to the property through a residential entrance door. There is a built-in storage cupboard and access to:

## OPEN PLAN LIVING KITCHEN

An impressive open plan area which has designated living and kitchen areas. The living area provides ample space for a living room suite and a delightful Juliet balcony to the front elevation which enjoys a southerly aspect. The fitted kitchen comprises a range of modern wall and base units mounted with contrasting worksurfaces and tiled splashbacks. A stainless steel sink unit is positioned to toward the back wall and there are two skylights and integral appliances include an electric oven, gas hob and extractor hood. There is space and plumbing for an automatic washing machine and space for an undercounter fridge.

## DOUBLE BEDROOM

A double bedroom with fitted slide-front wardrobes and a window to the front elevation.

## SHOWER ROOM

Fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with a tiled inset and thermostatic shower. There is a Velux skylight allowing natural light.

## OUTSIDE

## GARAGE

There is a single garage beneath the neighbouring property.

## 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 on a 155 years lease from 1 January 2010. There is a ground rent of £360.94 p/a and a service charge of £930 p/a. We recommend that this information is verified with your legal representatives.

## VIEWINGS

Strictly by appointment with the sole agents.

## AML

Please be advised that when you agree to purchase a property, we are legally required under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 to obtain copies of your identification. Your ID and relevant personal data will be shared with our verification platform, Movebutler T/A IAMPROPERTY, to fulfil these legal obligations. If you do not wish for your data to be processed in this way, please inform the sales consultant handling your offer in writing as soon as possible.

## 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.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not

constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 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, particularly if you contemplate travelling some distance to view the property.

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



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Approximate total area<sup>m</sup>  
354 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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