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Limb
MOVING HOME









86 Pickering Grange, Brough, East Yorkshire, HU15 1GY

- PRICED TO SELL
- Two Bedroom Apartment
- Move-In Ready
- Council Tax Band = B
- Allocated Parking Space
- Open Plan Living
- Investment Opportunity
- Leasehold/EPC = C

Offers Over £100,000

INTRODUCTION

This two-bedroom apartment located in the sought-after area of Brough offers a compelling opportunity for first-time buyers and investors alike. With no forward chain, this property presents a perfect blend of modern design and practical living, all within a well-maintained development.

The apartment features an open-plan kitchen and lounge area, providing a versatile space for both relaxation and entertaining. The area offers generous proportions and an abundance of natural light, which is further enhanced by French doors opening onto a Juliet balcony. The accommodation is completed by two comfortable bedrooms and a well presented bathroom and has consistent flooring running throughout. Adding to the property's appeal is the significant benefit of communal parking available to the rear courtyard with one allocated space together with guest parking.

This well-presented property is ready to move straight into, with viewing highly recommended.

LOCATION

The property is situated to one corner of Pickering Grange, a popular cul-de-sac which forms part of a residential development accessed via Harewood Crest, intern off Ruskin Way. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter having its own mainline railway station and convenient access to the A63 leading into Hull city centre to the east and the national motorway network to the west.

ACCOMMODATION

Communal entrance door leads to entrance hall. Stairs lead up to the second floor, with residential entrance door to:

ENTRANCE HALL

Central entrance hall with large storage cupboard and plumbing for a washing machine.



KITCHEN/LIVING ROOM

Open plan living area comprising a kitchen area, window to the rear elevation and French doors to Juliet balcony to the side elevation.

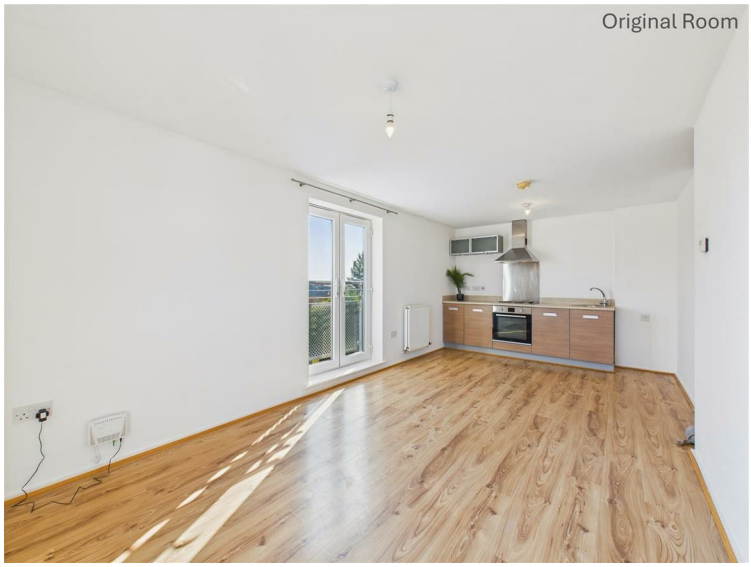


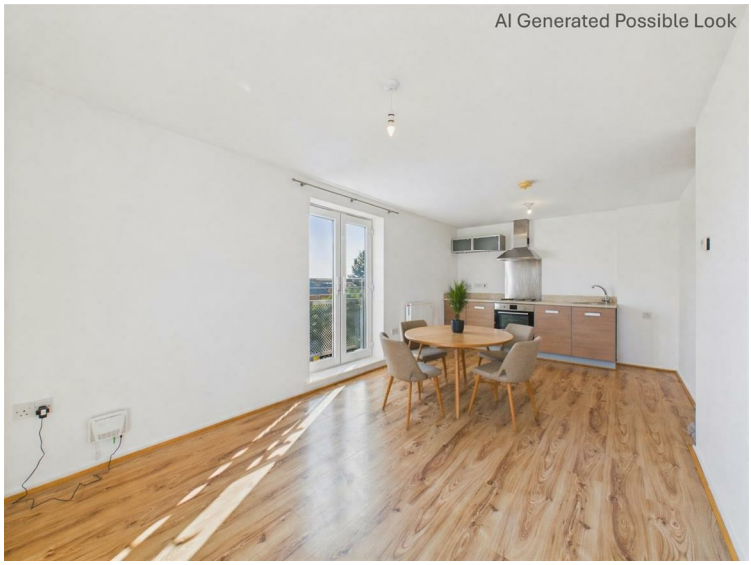


KITCHEN AREA

Fitted worksurfaces along the wall present a sink and four-ring ceramic hob with extractor hood & chimney above. There is also an integrated oven and fitted cupboard space.

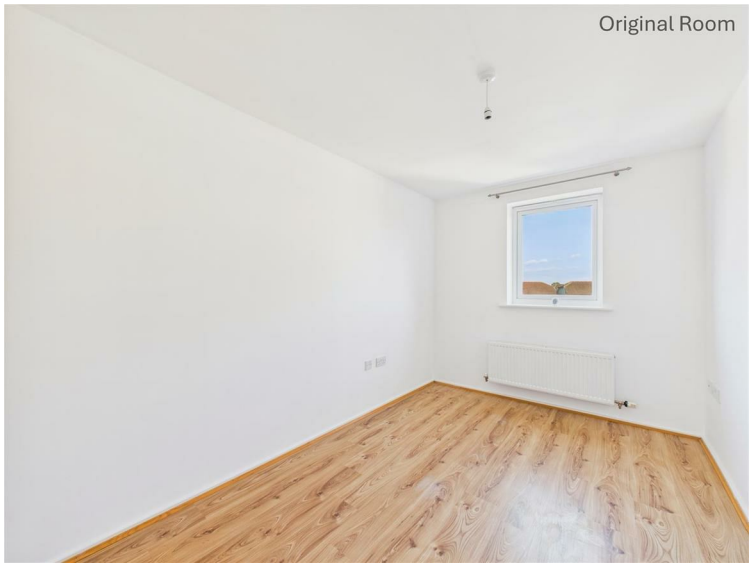





AI Generated Possible Look

BEDROOM 1

With window to side elevation.





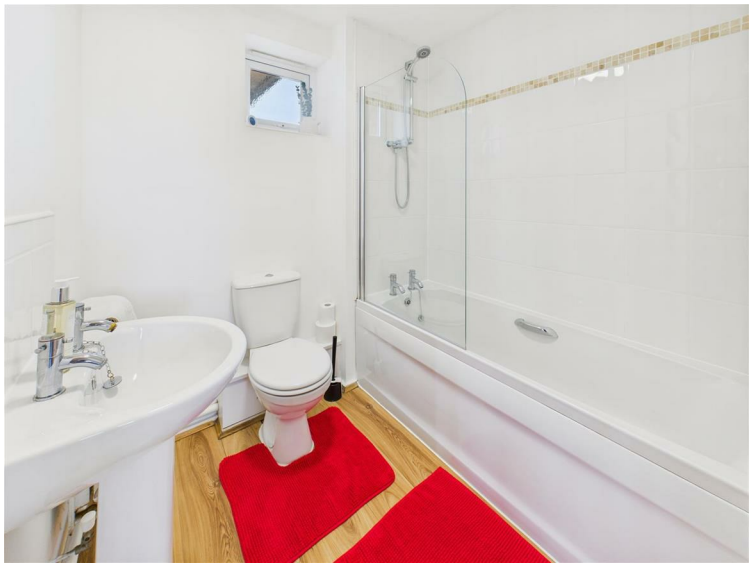
BEDROOM 2

Window to side elevation.



BATHROOM

Comprising wash-hand basin, bath with tiled surround, shower screen and fitting, and low-flush W.C. beneath window to the side elevation.



OUTSIDE

Communal parking is available to the rear courtyard with one allocated space together with guest parking. In addition, there is an outdoor storage area.



TENURE

Leasehold - The lease term is 250 years dated from 1st January 2007.

SERVICE CHARGES

The Seller will pay the first 12 months service charges for the buyer.

We have been advised that the ground rent is £150 per annum and the service charge is £1,982.00 per annum.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price, such as floor coverings, curtains and light fittings. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our customers and are intended as a GUIDE TO LAYOUT only, not be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

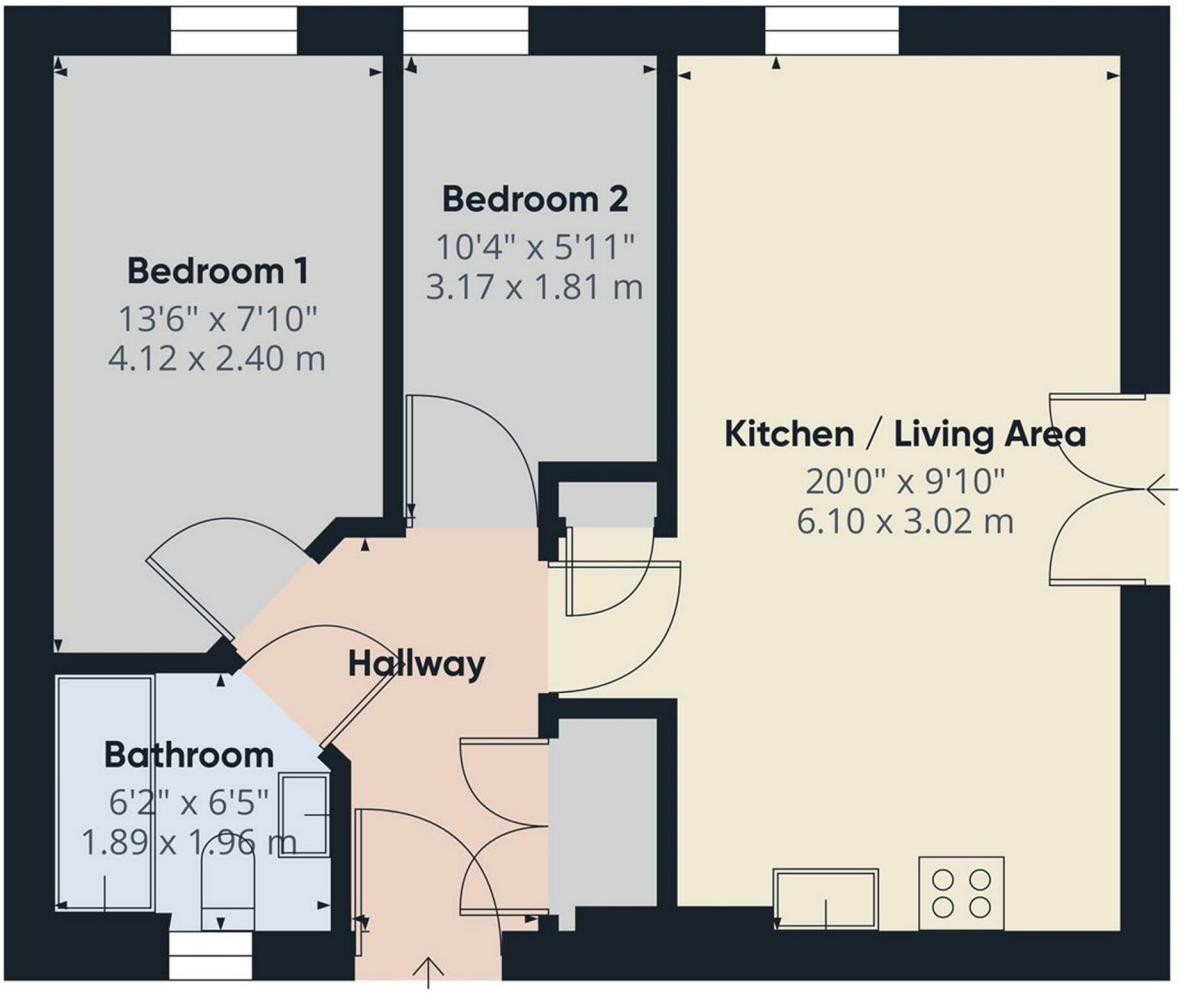
PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

If you have a property to sell we would be delighted to provide a free/no obligation valuation and marketing advice. Call us now on 01482 669982.


Petuaria Wy
Wauldby Rd
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
Humber
Welton Waters
Activities Centre
Google
Map data ©2026 Google



Approximate total area(1)

465 ft²

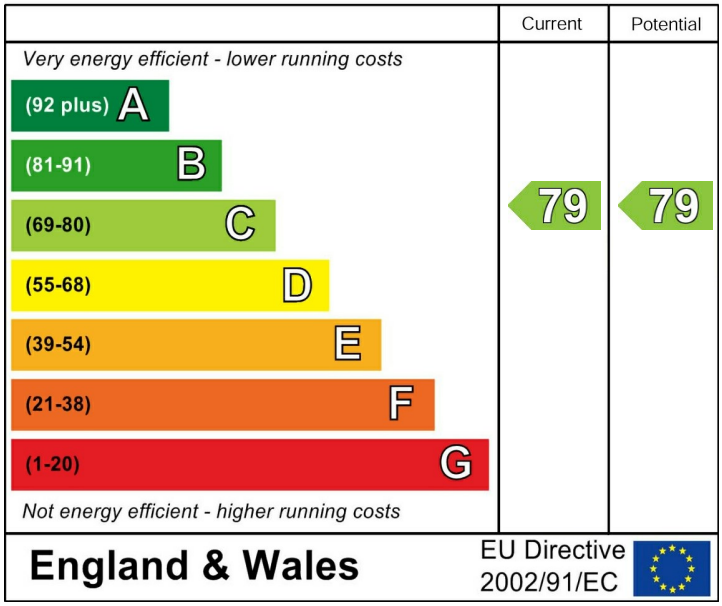
43.2 m²

(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.

GIRAFFE360

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

