



Pickering Grange, Brough, HU15 1GY  
£117,950

Philip  
**Bannister**  
Estate & Letting Agents

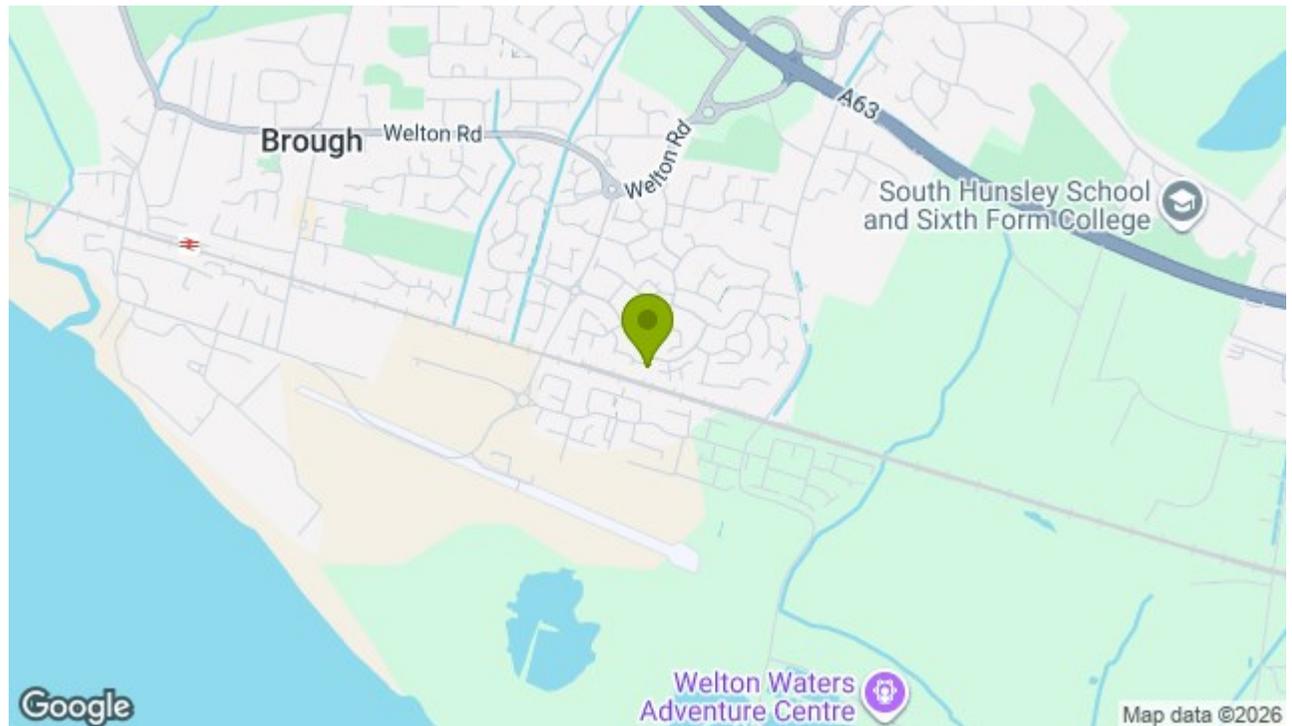
# Pickering Grange, Brough, HU15 1GY

**NO ONWARD CHAIN** - This beautifully presented ground floor apartment offers stylish, contemporary open-plan living and is available with no onward chain. Recently updated, the property features a spacious entrance hall, a stunning open-plan living kitchen with modern units, and French doors that open to a southerly aspect. There are two bedrooms, including one with fitted wardrobes, and a sleek, modern shower room. Externally, the property benefits from an allocated parking space within a private courtyard, along with ample visitor parking.

## Key Features

- NO CHAIN
- Ground Floor Apartment
- 2 Bedrooms (1 Fitted)
- Modern Open Plan Living Kitchen
- Contemporary Shower Room
- French Doors Enjoying A Southerly Aspect
- Allocated Parking + Ample Visitor Parking
- EPC = B
- Council Tax = B

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





## ACCOMMODATION

The property is located on the ground floor level of this purpose built block and comprises:

### COMMUNAL ENTRANCE HALL

An intercom controlled main entrance door leads to the communal hallway which serves the apartments. A private residential door opens to:

### ENTRANCE HALL

Allowing access to the property, with a large cupboard to one side housing central heating boiler and plumbing for an automatic washing machine.

### OPEN PLAN LIVING KITCHEN

20'3 x 10'5 (6.17m x 3.18m)

This stunning open plan space has two designated areas for living and cooking. The living area features a window to the side elevation and French doors leading out to the southerly elevation. The kitchen has a selection of attractive grain effect shaker style units with contrasting work surfaces with matching upstands. There is an integrated oven, 4 ring ceramic hob with extractor hood and a recessed sink unit with swan neck mixer tap. There is a matching breakfast bar peninsula.

### BEDROOM 1

13'6 x 8' (4.11m x 2.44m)

A double bedroom with a range of fitted wardrobes and a window to the side elevation.

### BEDROOM 2

10'5 x 6'0 (3.18m x 1.83m)

A second bedroom with a window to the side elevation.

### SHOWER ROOM

A modern shower room which is fitted with a three piece suite comprising WC, inset vanity wash basin with storage unit and a large walk-in shower area with a glazed screen and tiled inset. There is a window to the front elevation.

### OUTSIDE

Accessed through an archway, communal parking is available to the courtyard with one designated space in addition to visitor parking. There is also an allocated bin store and external post box.

### 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.

SECURITY - The property has the benefit of an remote intercom system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (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.

The lease commenced on 29/6/2007 with a 250 year term.

A ground rent of £150 p/a is payable.

A service charge and administration fee equates to £1982 per annum.

This information is subject to change and should be verified by your solicitor in pre-contract enquiries.

### 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 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?

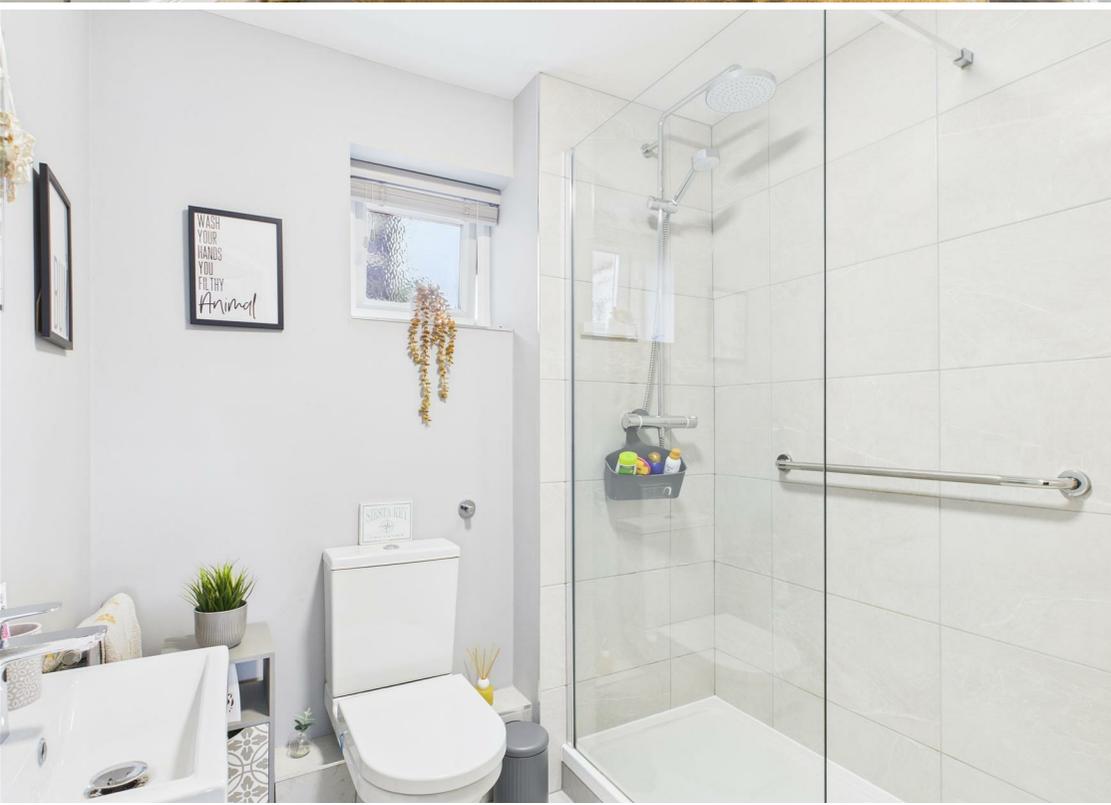
We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

### AGENT NOTES.

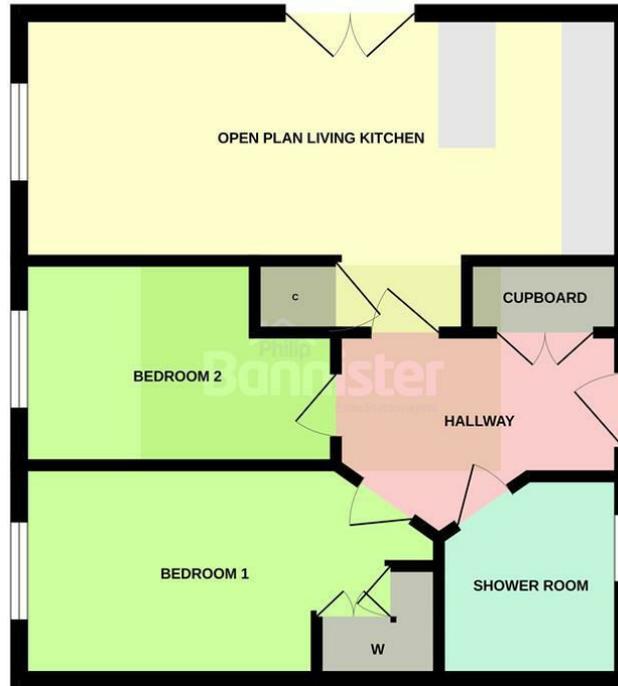
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all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



FIRST FLOOR  
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.5 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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