



Hidcote Walk, Brough, HU15 1FP  
£89,950

Philip  
**Bannister**  
Estate & Letting Agents

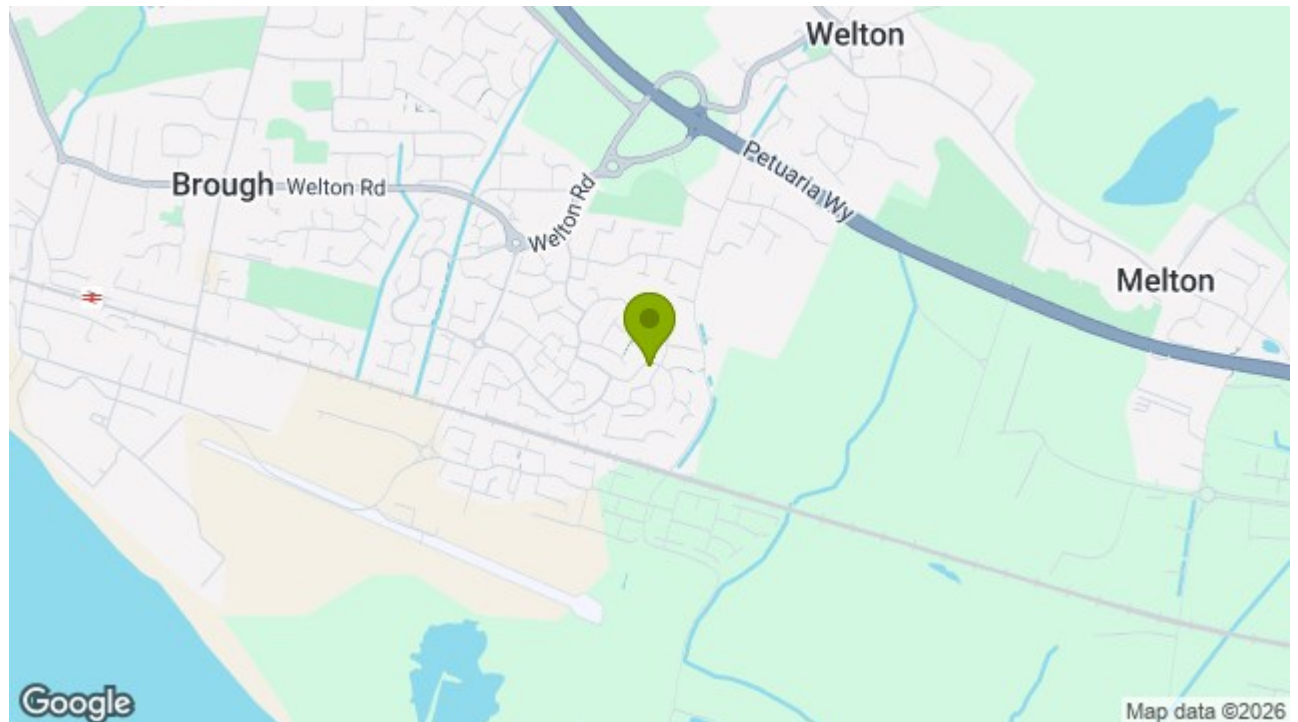
# Hidcote Walk, Brough, HU15 1FP

NO CHAIN - This well-presented ground floor apartment, purpose-built for modern living, offers an ideal starter home or investment opportunity. Featuring one double bedroom with fitted wardrobes, the property includes a welcoming entrance hall with a useful storage cupboard, an open-plan living kitchen equipped with integral appliances, and a contemporary shower room. Residents benefit from communal grounds and an allocated parking space.

## Key Features

- NO CHAIN
- Ideal Starter Home Or Investment Property
- Modern Ground Floor Apartment
- 1 Double Bedroom With Fitted Wardrobe
- Open Plan Living Kitchen
- Integrated Appliances
- New Boiler 2025
- Designated Parking Space
- Popular Area
- 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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





## ACCOMMODATION

The property sits on the ground floor of this purpose built apartment block and comprises:

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

With an residential entrance door leading to the apartment.

### ENTRANCE HALL

With a recessed storage cupboard and access to:

### SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with tiled inset.

### OPEN PLAN LIVING KITCHEN

19'11" x 9'11" max (6.07m x 3.02m max)

A welcoming open plan space with kitchen facilities to one end and living arrangements at the other. The fitted kitchen comprises a range of midnight blue wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, oven, hob beneath a concealed filter hood, recently fitted washing machine (2026) and fridge freezer. The lounge area provides ample space for a suite and there is a door leading to:

### DOUBLE BEDROOM

11'9" x 8'2" max (3.58m x 2.49m max)

An attractive double bedroom with half height wall panelling and fitted wardrobes.

## OUTSIDE

### PARKING

There is an allocated parking space to the front of the property.

## LEASEHOLD INFORMATION

We understand that the lease is 155 years from 1 January 2010 with a current service charge (2025/26) of £754.83 per annum. A ground rent of £360.94 per annum is payable. This information should be verified by your conveyancer in pre-contract enquiries.

## 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.

## 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.

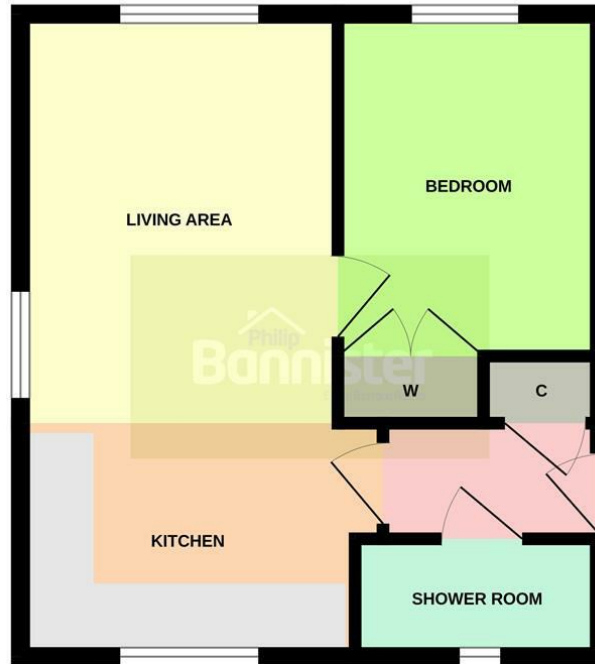
## AGENT NOTES.

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 NTSEAT 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: Brewer Wallace Solicitors £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA : 356 sq.ft. (33.1 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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