



5, Chancery Court,
Brough, HU15 1FG
Offers In Excess Of £110,000



Welcome to this charming ground floor apartment located in the desirable Chancery Court, Brough. Built approx 2004, offering a comfortable living space of 667 square feet, making it an ideal choice for first-time buyers or those seeking a convenient lock-up-and-go lifestyle.

As you enter, you are greeted by a spacious reception room - features two well-proportioned bedrooms, the modern bathroom is equipped with a shower over, the kitchen is functional. Additionally, the property benefits from an allocated parking space on site, making it easy for you and your guests to come and go without the hassle of searching for parking.

Chancery Court is situated in a pleasant area, offering a blend of tranquillity and accessibility. With local amenities and transport links nearby, this property is not only a lovely home but also a practical choice for those who value convenience.

In summary, this two-bedroom ground floor apartment in Chancery Court is a fantastic opportunity for anyone looking to make their first property purchase. With its modern features, allocated parking, and ideal location, it is sure to appeal to a wide range of buyers. Don't miss the chance to make this lovely apartment your new home.



Tenure: Leasehold
BAND:

ENTRANCE HALL

LOUNGE/FITTED KITCHEN

6.10m (narrowing to) 4.34m x 4.67m - width narrow (20' (narrowing to) 14'3 x 15'4 - width narrowing)
Spacious room with two windows to the front elevation. The kitchen area is fitted with a range of base, wall and floor units, 4 ring electric hob with oven beneath and extractor hood over. singel drainer sink unit with mixer tap, laminate flooring, space for washing machine.

(MASTER) BEDROOM ONE

4.17m (to wardrobe) x 2.74m (13'8" (to wardrobe) x 9'0")
Good size double room with window to rear aspect.

BEDROOM TWO

3.05m x 1.96m (10'0" x 6'5")
A further good size double room.

BATHROOM

Modern three piece suite: comprising panel bath with mains fed shower over with glazed screen, low flush WC, vanity sink unit with mixer tap and storage.. Fully tiled, vinyl flooring.

OUTSIDE

The property is set in a purpose built complex with one allocated parking space.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

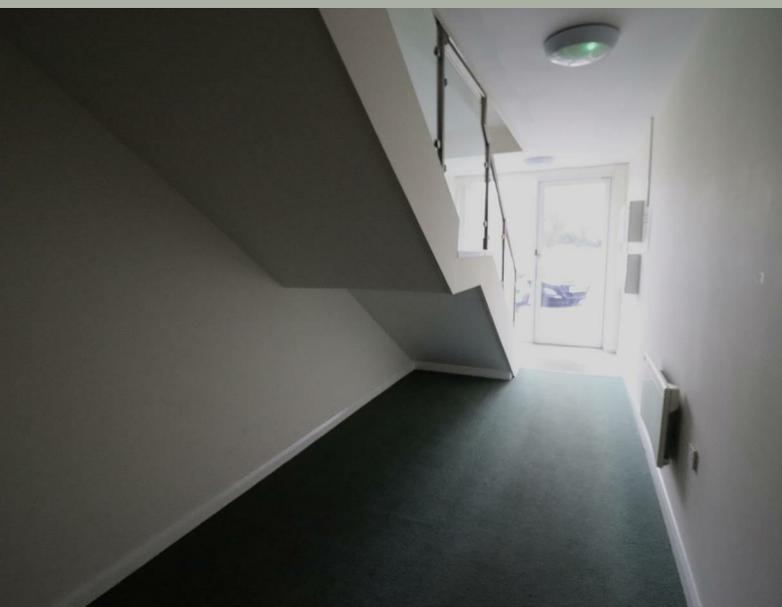
MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES

Mains water, electricity, gas and drainage

APPLIANCES

None of the appliances have been tested by the agent.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

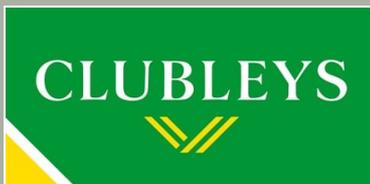
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.