Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









9 Robin Close, Brough, East Yorkshire, HU15 1RY

- Investment Opportunity
- Tenant In Situ
- Ground Floor Flat
- Council Tax Band = A
- Double Bedroom & Bath
- Open Plan Living
- Designated Parking
- Leasehold / EPC = C

Offers Over £70,000

INTRODUCTION

Presenting an excellent chance to acquire a property with immediate income potential, this well-presented ground floor flat is offered for sale with the considerable benefit of a tenant already in residence. Located within a popular residential development, the property holds a convenient position close to the heart of Brough, ensuring ease of access to local shops and amenities – a key factor for tenants. The flat comprises an attractive lounge, a well-equipped fitted kitchen featuring built-in appliances, a comfortable double bedroom with a fitted wardrobe, and an en-suite bathroom including a shower facility. Practical features such as gas central heating, uPVC double glazing, and an intercom entry system are in place, while externally, there is designated parking and residents can enjoy a communal garden area. This offers a straightforward acquisition for those looking for an existing rental property.

LOCATION

Robin Close is an attractive development situated off the 'no-through' road section of Welton Road. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters 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

A secure entrance door with an intercom opens to the communal entrance hall leading to the private residential entrance door to flat 9, which opens to:

NAEA National Association of Estate Agents
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

LOUNGE AREA

10'05" x 10'06" approx (3.18m x 3.20m approx)
With storage cupboard to corner and window to side, opening to adjoining:





KITCHEN AREA

9'01" x 6'00" approx (2.77m x 1.83m approx)
With a one-and-a-half sink & drainer atop fitted worksurfaces, washing machine and space for a large fridge-freezer. An integrated oven is fitted beneath a four-ring gas hob with extractor fan above. The space benefits from tiled flooring and surround.



BEDROOM

9'06" x 9'03" approx (2.90m x 2.82m approx)
With window to side and fitted wardrobe to corner.



BATHROOM

6'09" x 5'06" approx (2.06m x 1.68m approx)
Comprising bath with shower fitting, low-flush W.C., wash-hand basin and tiled flooring and surround.



HEATING

This property has the benefit of gas central heating.

GLAZING

This property has the benefit of uPVC double glazing.

TENURE

Leasehold - The lease terms is 999 years dated from January 2005.

SERVICE CHARGES

The ground rent is £206.82 per annum as of January 2026 to December 2026.

The service charges are £1,911.35 per annum as of January 2026 to December 2026.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. 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.


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

Ground Floor

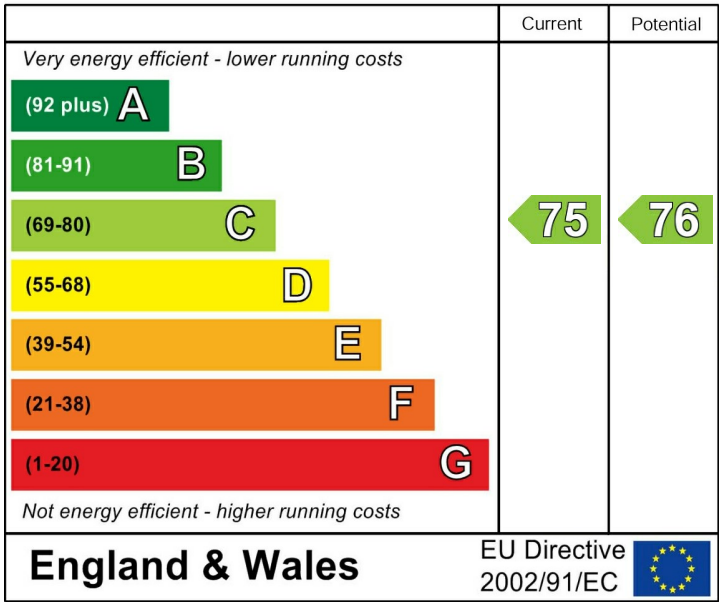
Approx. 28.6 sq. metres (308.2 sq. feet)



Total area: approx. 28.6 sq. metres (308.2 sq. feet)

9 Robin Close, Brough

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

