Welton Road, Brough, East Yorkshire, HU15 1AF

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Limb
MOVING HOME









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

- Ground Floor Flat
- Well-Presented
- Communal Gardens
- Council Tax Band = A
- Double Bedroom
- Open Plan Living Kitchen
- Designated Parking
- Leasehold/EPC = C

£79,950

INTRODUCTION

This well-presented purpose-built ground floor flat is situated within a popular residential development. The property boasts a most convenient location, placing the centre of Brough and its array of shops and amenities within easy reach. The accommodation features an attractive lounge, a well-equipped fitted kitchen with appliances, a comfortable double bedroom with fitted wardrobe, and an en-suite bathroom with shower facility. Further benefits include gas central heating, uPVC double glazing, an intercom entry system, designated parking, and access to a communal garden area – making this a truly attractive investment proposition.

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 3, which opens to:

LOUNGE AREA

9'08" x 10'06" approx (2.95m x 3.20m approx)
With storage cupboard to corner and window to front opening to adjoining:





KITCHEN AREA

9'01" x 5'11" approx (2.77m x 1.80m approx)
Comprising fitted units with integrated fridge freezer, oven beneath four-ring gas hob with extracot hood above, one-and-a-half sink & drainer and plumbing for a washing machine.



BEDROOM

9'02" x 9'05" approx (2.79m x 2.87m approx)
With window to front and storage space in fitted wardrobe.



BATHROOM

6'08" x 5'06" approx (2.03m x 1.68m approx)
Comprising a bath with shower fitting and screen, low-flush W.C., wash-hand basin and tiled surround.



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

TENURE

Leasehold - The lease terms is 999 years dated from November 2006.

SERVICE CHARGES

The ground rent is £136.03 per annum as of January 2025 to December 2025.

The service charges are £1,806.44 per annum as of January 2025 to December 2025.

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. 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.

AGENTS NOTE

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. 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 TO SCALE. Matthew Limb Estate Agents 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 Matthew Limb Estate Agents 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.

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.

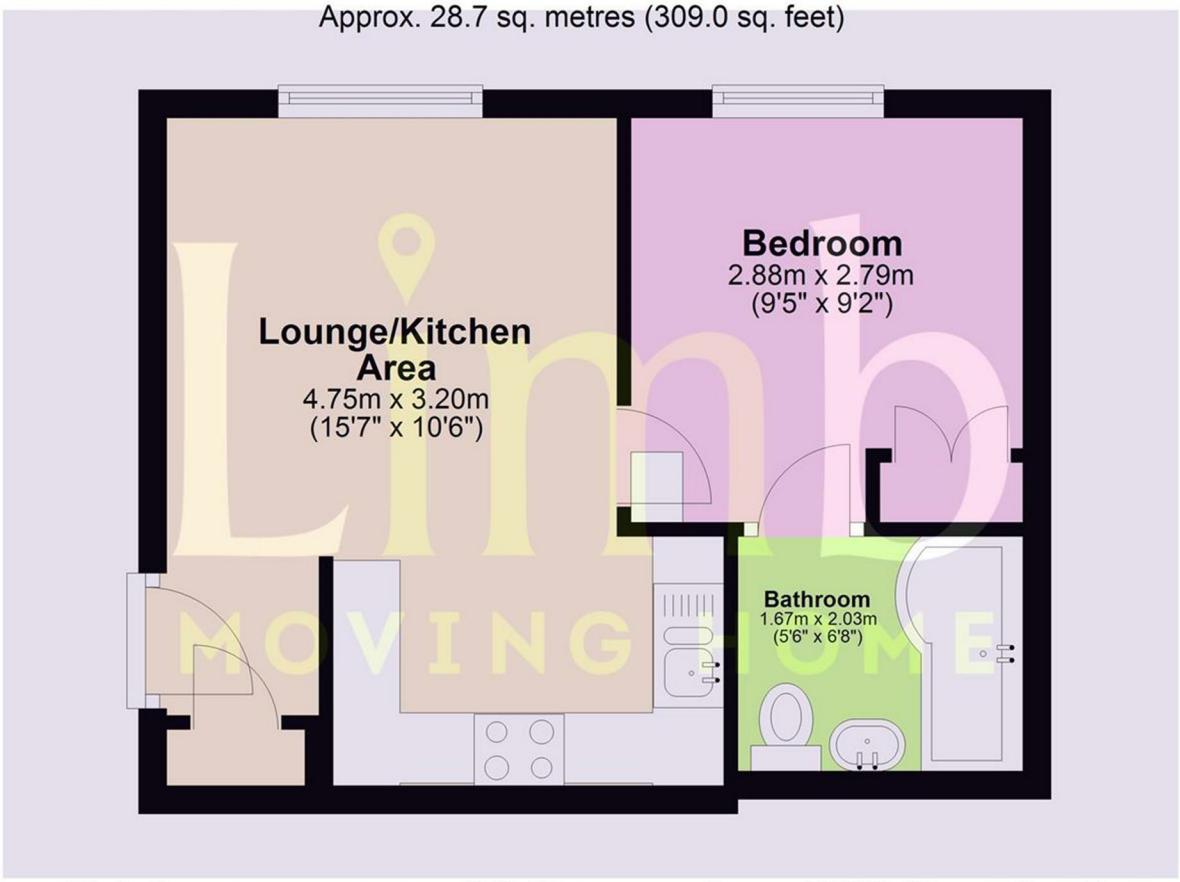
VALUATION SERVICE

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
Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Petuaria Wy
Humber
Google
Map data ©2026 Google

Ground Floor

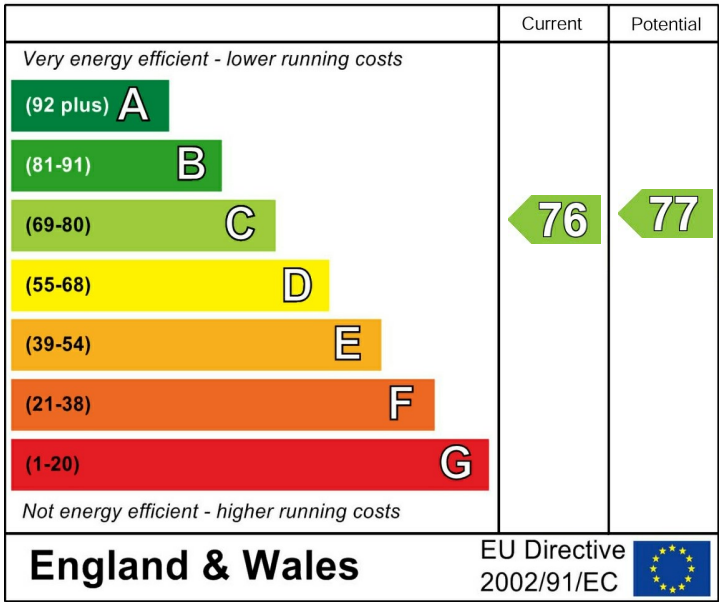
Approx. 28.7 sq. metres (309.0 sq. feet)



Total area: approx. 28.7 sq. metres (309.0 sq. feet)

3 Robin Close, Brough

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

