



Ideal for first time buyers or professionals!

This one bedroom apartment is conveniently situated off Welton Road in Brough close to a wide range of local amenities this well presented apartment has the benefit of double glazing and gas central heating.

The accommodation briefly comprises: secure communal entrance hall, entrance lobby, open plan living room, kitchen area with fully integrated appliances, bathroom with shower. Outside there is allocated parking to the rear of the apartment complex.

\*Vacant Possession\*

COUNCIL BAND A  
EPC RATING C

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

#### THE ACCOMMODATION COMPRISES

##### COMMUNAL HALLWAY

Secure entrance door with intercom provides access to the communal hallway.

##### LIVING ROOM WITH OPEN PLAN KITCHEN

3.20m max x 3.17

Coved ceilings, Tv and telephone point, wall mounted telephone intercom system, recessed airing cupboard housing combination central heating boiler.

Archway through to.....

##### KITCHEN

2.78m max x 1.80m (9'1" max x 5'10")

Well designed kitchen having a good range of light grain effect wall and floor units with complimentary work surfaces incorporating, one and a half bowl stainless steel sink unit, electric oven, stainless steel four ring gas hob with stainless steel chimney extractor over, integrated fridge, freezer, dish washer and automatic washing machine. Recessed spot lights and part tiled walls.

##### BEDROOM

2.90m max x 2.82m (9'6" max x 9'3")

Coved ceiling, built in wardrobe, Tv point.

##### BATHROOM

White suite comprising low level WC, pedestal wash hand basin, curved panelled bath with shower over, plumbed in towel rail. Extractor fan, tiled floor, recessed spot lights.

##### OUTSIDE

To the rear of the apartment complex there is allocated parking and the communal bin area.

#### ADDITIONAL INFORMATION

##### SERVICES

Mains water, drainage, electricity and gas are connected to the property.

##### APPLIANCES

No appliances have been tested by the agent.

##### MOBILE PHONE AND BROADBAND

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU15 1RY. Mobile phone coverage for voice calls is available from EE, O2, Vodafone & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.

##### \*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.

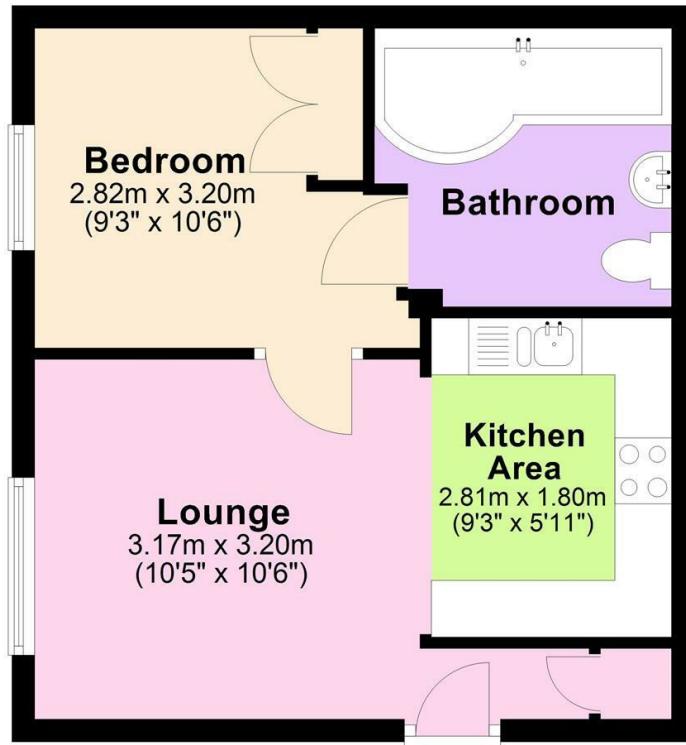
**MEASUREMENTS/FLOORPLANS** - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

[clubleys.com](http://clubleys.com)



Estate Agents | Lettings Agents | Chartered Surveyors

# Ground Floor



#### 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](mailto: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		
(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	

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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.