LEONARDS

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Estate Agents
Lettings & Management
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Valuers & Auctioneers
Land & Rural Consultants



8 Millias Close, Brough, East Yorkshire, HU15 1GP

- Ideal First Time or Investment Property
- Entrance with GF WC off
- Kitchen with Some Appliances
- Bathroom with Shower Over Bath
- Offered For Sale with No Forward Chain
- Lounge with Stairs off
- Two First Floor Bedrooms
- Parking Space

Offers In The Region Of £135,000







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NAEA
National Association of Estate Agents

RICS

8 Millias Close, Brough, East Yorkshire, HU15 1GP

Two bedroom property (block of eight) which is ideally suited to the first time or investment buyer. Offered for sale with forward chain the property is well placed for access to local amenities and a short drive to the railway station and Brough centre. The accommodation comprises:- Entrance, GF WC, lounge with stairs off, kitchen, first floor, two bedrooms and bathroom. Front parking space. Gas fired central heating system and double glazing. Viewing via Leonards.











Location
Millias Close forms part of the "Limes Development" by Bovis Homes, the development being approached from the centre of the village via Welton Road taking the first right at the first roundabout onto Moor Road then taking the first left at the second roundabout onto Ruskin Way, then turn left onto Coltman Close, which leads onto Millias Close. The expanding village of Brough provides a range of local shops and services including Morrisons, Aldi and Lidl supermarkets, Post Office, the village centre offering a host of other facilities including schooling and being ideally placed for easy access to the A63, Brough having its own main line railway station.

Entrance Lobby
Main entrance door provides access into the property. Radiator.

GF WC
Suite of WC and wash hand basin. Window to the front elevation. Radiator.

Lounge
2.88m x 4.79m (9' 5" x 15' 9")
Window to the front elevation. Stairs lead off to the first floor accommodation. Under stairs cupboard. Two radiators.

Kitchen
1.72m x 2.74m (5' 8" x 9')
Containing a range of base and wall units. Work surfaces with sink unit. Appliances of oven and hob. Fridge/freezer. Space for washing machine.

First floor Landing
Cupboard housing the gas fired central heating boiler.

Bedroom One
3.07m x 2.68m (10' 1" x 8' 9")
Window to the front elevation. Wardrobe. Radiator.

Bedroom Two
3.15m x 2.05m (10' 4" x 6' 9")
Windows to the front and side elevations. Radiator.

Bathroom
1.91m x 1.66m (6' 3" x 5' 6")
Suite of bath with shower over. Wash hand basin and WC. Part tiled walls.

Outside
Shared access with car parking space.

Anti Money Laundering Compliance
Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate
The current energy rating on the property is C (78).

Free Sales Market Appraisal/Valuation
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. *Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.



Mortgage Advice
UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

Purchaser Outgoings
From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number ELT132008000. Prospective buyers should check this information before making any commitment to take up a purchase of the property.

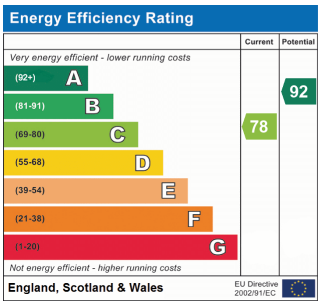
Referral Fees
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procuration fee they receive.

Services
The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have been tested.

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

Tenure
The tenure of this property is Freehold.

Viewings
Strictly through the sole agents Leonards 01482 375212/01482 330777



Address: Millias Close, Brough

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property

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