



This two-bedroom top-floor apartment offers peace, privacy, and pleasant views over the River Humber. As the only property on the second floor, it provides a quiet setting. The layout includes an open-plan living and kitchen area, two bedrooms, and a modern bathroom fitted by the current owner. Convenient and efficient to run, this leasehold apartment is an excellent choice for a first-time buyer or investor seeking a practical, low-maintenance home.

Must be viewed!



Tenure: Freehold
BAND:

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Laminate flooring, storage heater.

LOUNGE AREA

4.14 x 3.58 (13'6" x 11'8")

Storage heater, telephone and tv point.

KITCHEN AREA

3.16 x 3.58 (10'4" x 11'8")

Fitted with a range of base, wall and floor units, complimentary work surfaces to incorporate a ceramic hob with filter hood over, electric oven, integrated dishwasher and fridge freezer. One and half bowl stainless steel sink unit, plumbed for washing machine, recessed spotlights.

BEDROOM ONE/SITTING ROOM

3.66 x 3.58 (12'0" x 11'8")

Storage heater, telephone point.

BEDROOM TWO

3.16 x 3.76 (max) (10'4" x 12'4" (max))

Storage heater, airing cupboard housing hot water cylinder.

BATHROOM SUITE

2.51 x 1.93 (8'2" x 6'3")

Modern partially tiled white suite, comprising: low flush w/c, vanity wash hand basin, panelled bath with shower over. Laminated flooring, heated towel radiator, recessed spot lights, extractor.

OUTSIDE

Communal gardens with allocated parking space for ease.

ADDITIONAL INFORMATION

EPC RATING: C

COUNCIL TAX BAND: B

*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.

SERVICES

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

APPLIANCES

None of the appliances have been tested by the agent.



Second Floor

Approx 634.7 sq. feet



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

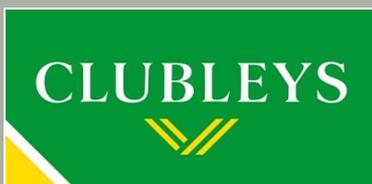
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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.

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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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	

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.