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Matthew  
**Limb**  
MOVING HOME



*74 Pickering Grange, Brough, East Yorkshire, HU15 1GY*

- Smart Modern Home
- Well Presented
- Double Bedroom
- Attractive Living Space
- Kitchen With Appliances
- Designated Parking
- Ideal Starter Home
- EPC=

**£94,950**

## INTRODUCTION

Early viewing is recommended of this smart modern one bedroomed property which is tucked away in this convenient cul-de-sac position. Forming part of this residential area, the property was built in 2007 by popular housebuilders, David Wilson Homes. The property itself is well presented and is ideal as a first time buyer/starter home. At ground floor level, there is an open-plan living space incorporating lounge with fitted kitchen including built in appliances. At first floor level, there is a landing with storage cupboard, a double bedroom with Juliet balcony and a shower room. The accommodation benefits from gas fired central heating and uPVC double glazing.

Outside, the property has a designated parking space and gardens which surround the development which are communally maintained. There is also space for visitors parking.

In all, a great starter home which is worthy of an internal inspection, ideal for those looking for convenience and low maintenance.

## LOCATION

Pickering Grange is an attractive development situated off Harewood Crest and Ruskin Way on the eastern fringe of the village. Brough is a growing community and provides a good range of local shops including both Morrisons and Sainsburys Local supermarkets, post office, general amenities and schooling. The developing village lies to the west of Hull and is ideal for the commuter 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

Residential entrance door and side panels to:

### OPEN-PLAN LIVING AREA

15'10" x 13'8" approx (4.83m x 4.17m approx)

With TV point, and stairs to the first floor.





## *LIVING AREA*



## *KITCHEN*

With modern fitted base and wall units with contrasting worksurfaces, sink and drainer, integrated oven, hob and extractor, space for fridge freezer, understairs cupboard housing space/plumbing for automatic washing machine.



## *FIRST FLOOR*

## *LANDING*

With cupboard housing gas fired combi boiler, uPVC double glazed window to the side elevation.

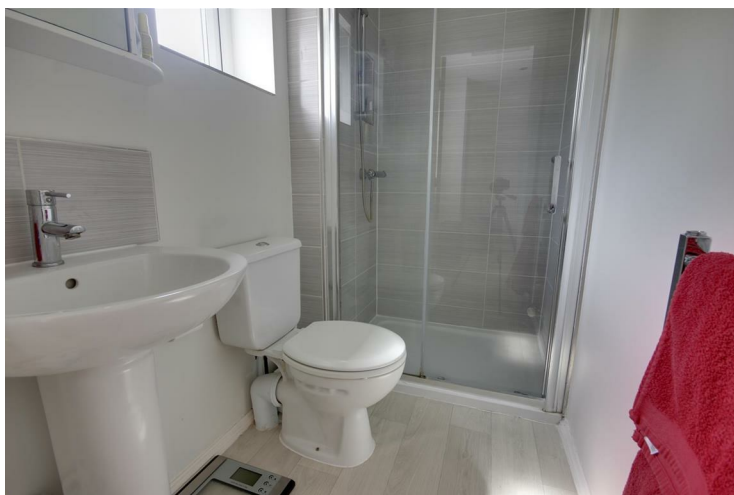
## BEDROOM

11'2" x 9'3" approx (3.40m x 2.82m approx)  
With double doors to Juliet balcony.



## SHOWER ROOM

With modern suite comprising a large tiled shower enclosure, pedestal wash hand basin, low flush W.C., window to side elevation.



## OUTSIDE

There is a designated parking space to the side of the property within the courtyard area. There is also parking for visitors. There are established gardens surrounding the property and the development which are maintained by a small community charge of approximately £200 per annum.

## TENURE

Freehold

## 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

Fixtures and fittings other than those specified in this brochure, such as carpets, curtains and light fittings, may be available subject to separate negotiation. If there are any points of particular importance to you, please contact the office and we will be pleased to check the information for you.

## *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.

## *STAMP DUTY REFORMS 4 DEC 2014*

Purchase Price of Property New Rates Paid on the Part of the Property Price Within Each Tax Band

£0 - £125,000 0%  
 £125,001 - £250,000 2%  
 £250,001 - £925,000 5%  
 £925,001 - £1,500,000 10%  
 £1,500,001 and over 12%

Should you have any queries please contact our office for clarification.

## *VIEWING APPOINTMENT*

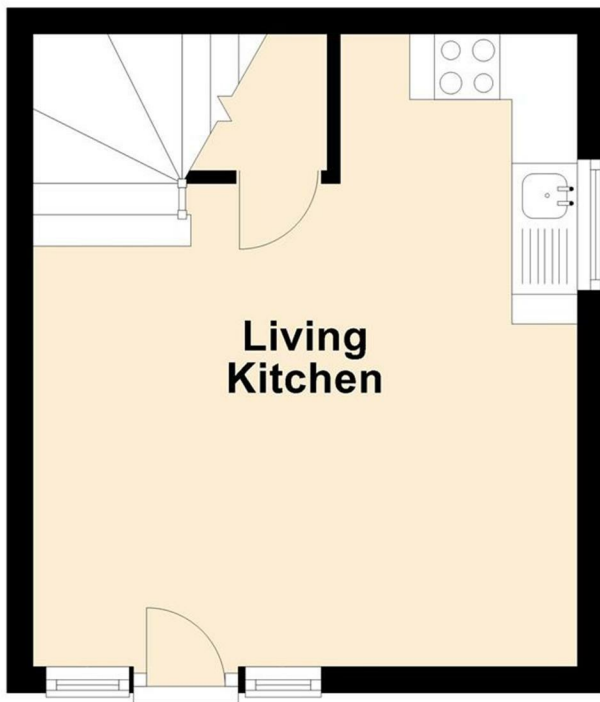
TIME .....DAY/DATE .....

SELLERS NAME(S) .....



## Ground Floor

Approx. 216.4 sq. feet




## First Floor

Approx. 216.3 sq. feet



Total area: approx. 432.7 sq. feet

## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>77</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>100</b>
(81-91) <b>B</b>	<b>82</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	