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Matthew  
**Limb**  
MOVING HOME



*7 Millias Close, Brough, East Yorkshire, HU15 1GP*

- 📍 Great Starter Home
- 📍 Attractive Location
- 📍 Lounge
- 📍 Fitted Kitchen

- 📍 2 Bedrooms
- 📍 Superb Shower Room
- 📍 Designated Parking
- 📍 EPC - C

£117,500

## INTRODUCTION

We are delighted to offer for sale this really attractive two bed roomed home which is ready to move straight into. The property has the benefit of some garden space plus there is designated parking within a rear courtyard. The accommodation has central heating, double glazing and briefly comprises an entrance lobby, cloaks/W.C, fitted kitchen, lounge, two bedrooms and a superb contemporary shower room. Early viewing is strongly recommended.

## LOCATION

Millias Close forms part of a popular residential development with access from either Ruskin Way or Constable Way. Brough is a growing community and provides a good range of local shops including Morrisons supermarket, post office, general amenities and a nearby primary school. Secondary schooling is located at South Hunsley school. This developing village lies approximately 10 minutes to the west of Hull and is ideally placed for commuting with easy access to the A63 leading into Hull city centre to the east and the national motorway network to the west. Brough has its own mainline railway station.

## ACCOMMODATION

Residential entrance door to:

### ENTRANCE LOBBY

### CLOAKS/W.C

With low level W.C and wash hand basin. Tiled surround.

### LIVING ROOM

15'10" x 9'10" approx (4.83m x 3.00m approx)

With windows to both front and side elevations. Staircase leads to the first floor off with cupboard beneath.



## KITCHEN

Having a range of fitted contemporary units, integrated double oven, four ring gas hob with filter above, fridge freezer, dishwasher and washer dryer. There is a sink and drainer, tiled surround and tiling to the floor.



## FIRST FLOOR

### LANDING

### BEDROOM 1

10'0" x 10'4" approx (3.05m x 3.15m approx)  
 Up to fitted wardrobe.

Window to front elevation.



## BEDROOM 2

6'9" x 10'5" approx (2.06m x 3.18m approx)  
Extending to 14'0".

With windows to two elevations.



## SHOWER ROOM

This superb refitted shower room comprises a low level W.C, wash hand basin and large walk-in shower area. Tiled surround. Heated towel rail.



## OUTSIDE

The property has the benefit of some garden area to the front and there is designated parking within a rear courtyard.

## TENURE

Freehold

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band B. 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 LAND TAX : TEMPORARY REDUCED RATES

Residential Rates on purchases from 8 July 2020 to 31 March 2021

If you purchase a residential property between 8 July 2020 to 31 March 2021, you only start to pay SDLT on the amount that you pay for the property above £500,000. These rates apply whether you are buying your first home or have owned property before.

You can use the table below to work out the SDLT due:

Property or lease premium or transfer value SDLT rate

Up to £500,000 Zero

The next £425,000 (the portion from £500,001 to £925,000) 5%

The next £575,000 (the portion from £925,001 to £1.5 million) 10%

The remaining amount (the portion above £1.5 million) 12%

From 8 July 2020 to 31 March 2021 the special rules for first time buyers are replaced by the reduced rates set out above.

## VIEWING APPOINTMENT

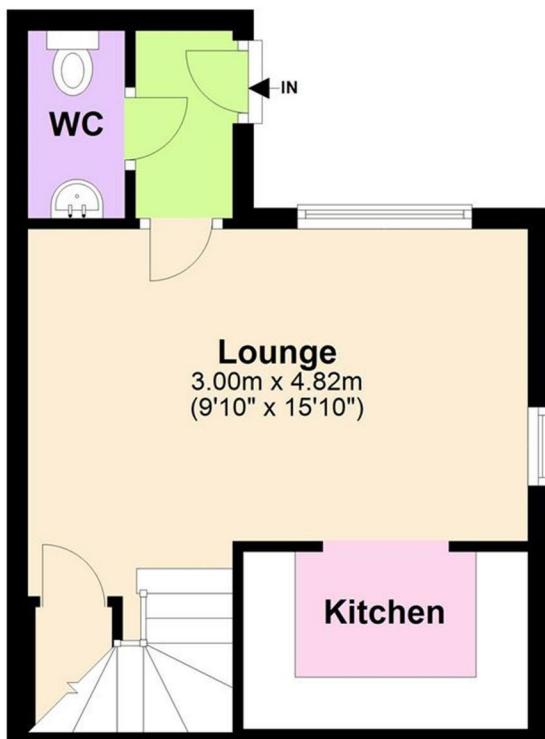
TIME ..... DAY/DATE .....

SELLERS NAME(S) .....



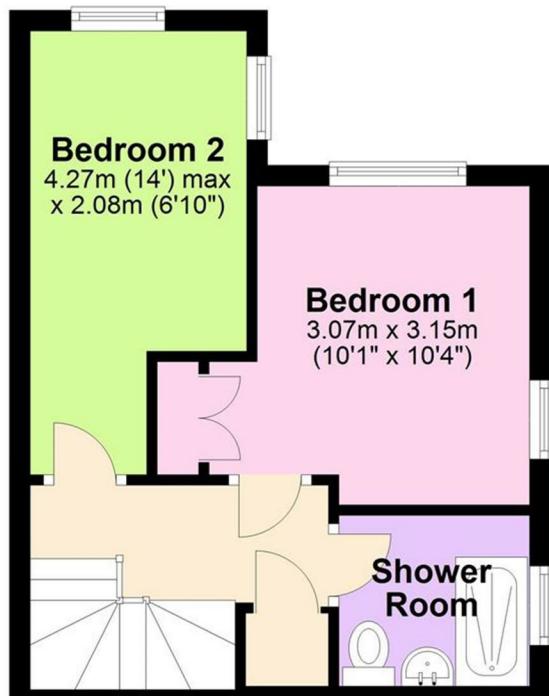
## Ground Floor

Approx. 26.9 sq. metres (290.0 sq. feet)



## First Floor

Approx. 26.4 sq. metres (284.7 sq. feet)



Total area: approx. 53.4 sq. metres (574.7 sq. feet)

## Energy Efficiency Rating

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