



*27 Centurion Way, Brough, East Yorkshire, HU15 1DF*

- 📍 For the over 55's
- 📍 End of Row House
- 📍 Spacious Accommodation
- 📍 Two Bedrooms
- 📍 Ground Floor Shower Room
- 📍 Rear Garden
- 📍 Designated Parking Space
- 📍 EPC=D

**£115,000**

## INTRODUCTION

Ideally placed within the village for the many amenities including a doctors surgery and supermarket is this end of row house built specifically for the over 55's market. The spacious accommodation has central heating, double glazing and comprises an entrance hall, lounge, kitchen, ground floor and ground floor shower room. At first floor level are two bedrooms, bedroom 1 being particularly spacious and a bathroom.

The property has its own garden to the rear plus there is a designated parking space. The location could not be more convenient for Brough's excellent range of amenities and early viewing is strongly recommended.

## LOCATION

Centurion Way is situated off Welton Road close to the village centre. The property itself stands opposite the doctor's surgery and is approximately 100 yards away from a supermarket. Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles 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 to:

### ENTRANCE HALL

With internal door to:

### LOUNGE

14'5" x 13'2" approx (4.39m x 4.01m approx)

Windows to front and side elevations.



*LOUNGE - ALTERNATIVE VIEW*



*KITCHEN*

10'5" x 9'5" approx (3.18m x 2.87m approx)  
Having a range of fitted base and wall units with worksurfaces, sink and drainer unit and tiled surround. There is plumbing for an automatic washing machine and space for a fridge/freezer. Window and external access door to rear.



*SHOWER ROOM*

With suite comprising a shower enclosure, wash hand basin and low flush W.C.



*FIRST FLOOR*

*LANDING*

*BEDROOM 1*

14'5" x 14'2" approx (4.39m x 4.32m approx)  
Windows to front elevation.



*BEDROOM 2*

8'7" x 7'2" approx (2.62m x 2.18m approx)  
Window to rear elevation.



*BATHROOM*

With suite comprising a bath, pedestal wash hand basin, low flush W.C., part tiling to walls and window to rear elevation.



## *OUTSIDE*

The property has its own garden space to the rear which is paved and pebbled for ease of maintenance. There are also two storage sheds. A gate provides access to the rear courtyard where there is a designated parking space. There is also a communal garden area to the front of the property.



## *TENURE*

Leasehold - the property is believed to be held on the remainder of a 125 year lease which commenced in 1993.

## *MAINTENANCE/MANAGEMENT CHARGE*

This is currently approximately £318 per quarter which includes buildings insurance, communal garden maintenance, window cleaning, paintwork and ground rent.

## *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*

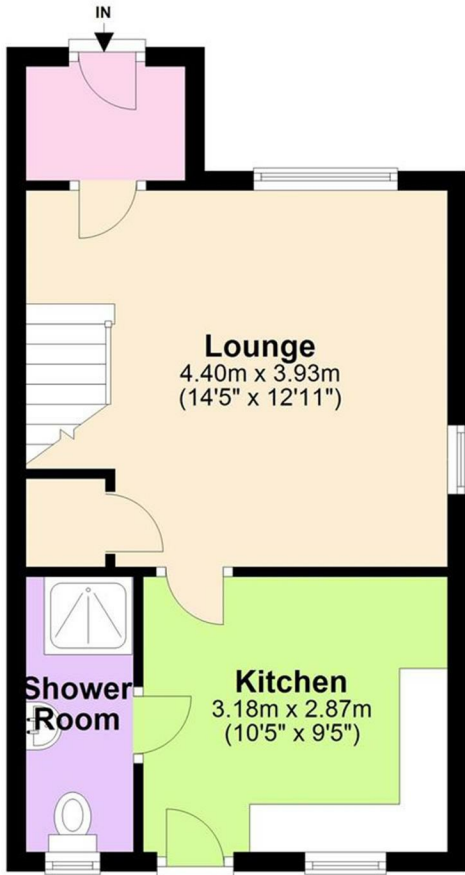
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SELLERS NAME(S) .....



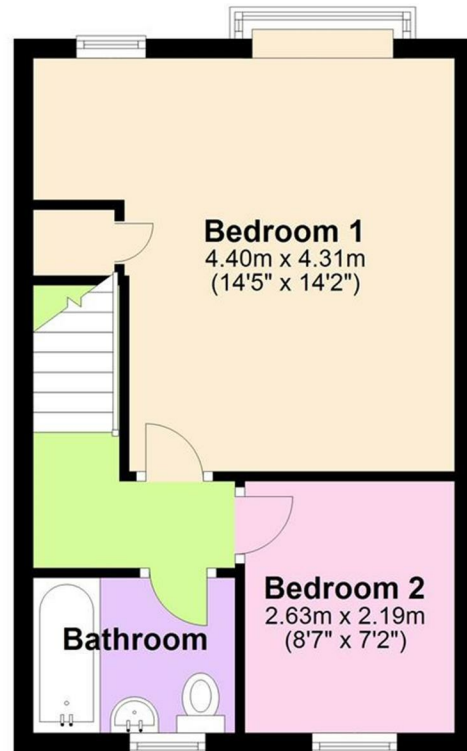
### Ground Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



### First Floor

Approx. 31.2 sq. metres (335.6 sq. feet)



Total area: approx. 63.7 sq. metres (685.5 sq. feet)



