

CLUBLEYS



40 Pickering Grange
Brough, HU15 1GY

£75,000



THE LOCATION

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE PROPERTY CHAIN FREE!

This beautifully presented open plan apartment is ideal for first time buyers or as an investment. The secure apartment briefly comprises of communal entrance to the ground floor, the apartment is situated on the second floor briefly comprising of entrance hall, open plan kitchen/living room, bedroom and shower room.

An allocated parking space and bin store located

COVID-19 VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

THE ACCOMMODATION COMPROMISES:-

GROUND FLOOR

Secure entrance door with intercom provides access to the communal entrance hall having stairs to each floor and access to all apartments. The apartment is located on the second floor.

SECOND FLOOR

Access to the apartment.

ENTRANCE HALL

With deep recessed cupboard accessed via double doors and plumbing for automatic washing machine. Hatch to loft space.

KITCHEN 9'7" x 5'6" (2.91 x 1.67)

Range of wood effect wall and floor units with complementary work surfaces incorporating stainless sink with one and a half bowl and drainer, electric fan oven, gas four ring hob with extractor fan above. Plumbing for slimline dishwasher and space for fridge/freezer. Concealed wall mounted combi boiler. Door entry system.

LIVING ROOM 12'10" x 8'9" (3.91 x 2.67)

With Juliette patio doors, television and telephone point.

BEDROOM 10'8" x 8'2" (3.24 x 2.50)

Double bedroom with window to side aspect.

SHOWER ROOM 7'4" x 4'6" (2.24 x 1.37)

White suite comprising low level WC, pedestal hand basin and double shower. Partially tiled walls, shaver socket and extractor fan.

EXTERNAL

There is an allocated parking space in a courtyard to the rear. A bin store is located under the archway.



ADDITIONAL INFORMATION

We understand that the property is leasehold with the lease commencing from the 1st January 2007 and is for 250 years.

The vendor has made us aware that the property is subject to a service charge approximately £100.00 per month along with a ground rent of £150.00 per annum.

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council

TENURE

Leasehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

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.

MORTGAGES

We are keen to stress the importance of seeking 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 Adviser, by phoning her on 07540 536892 email 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 Services Authority

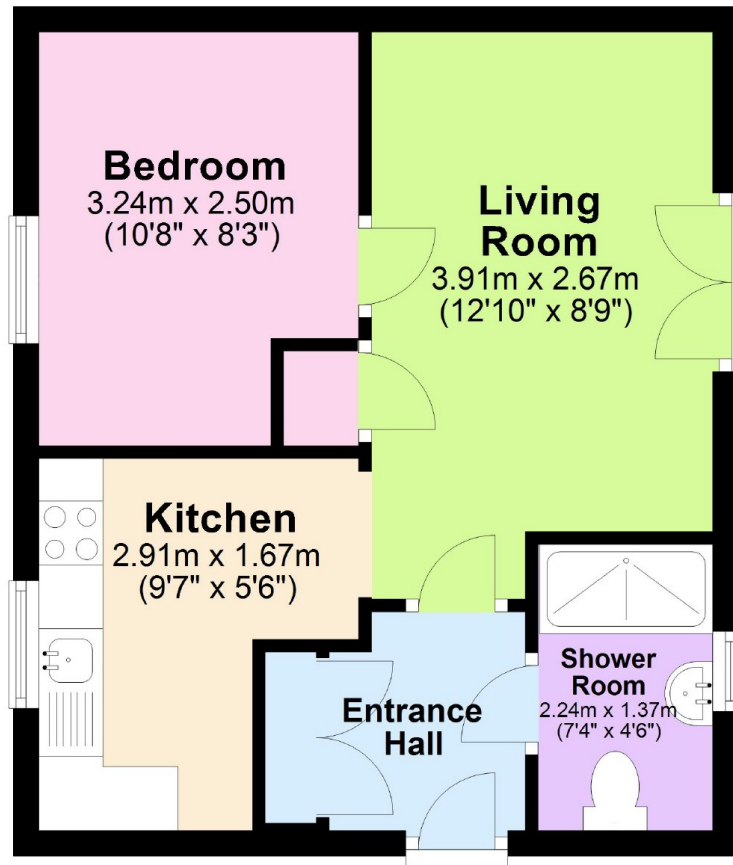


Floor Plan

This plan is for illustrative purposes only

Ground Floor

Approx. 33.0 sq. metres (355.1 sq. feet)



Total area: approx. 33.0 sq. metres (355.1 sq. feet)

CLUBLEYS

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) A			88
(81-91) B			
(69-80) C		75	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	