



9 Millias Close, Brough, East Yorkshire, HU15 1GP

- 📍 Modern Corner House
- 📍 Well Equipped Kitchen
- 📍 Two Bedrooms
- 📍 Council Tax Band = B
- 📍 Spacious Lounge
- 📍 Bathroom with Shower
- 📍 Designated Parking
- 📍 Freehold / EPC = C

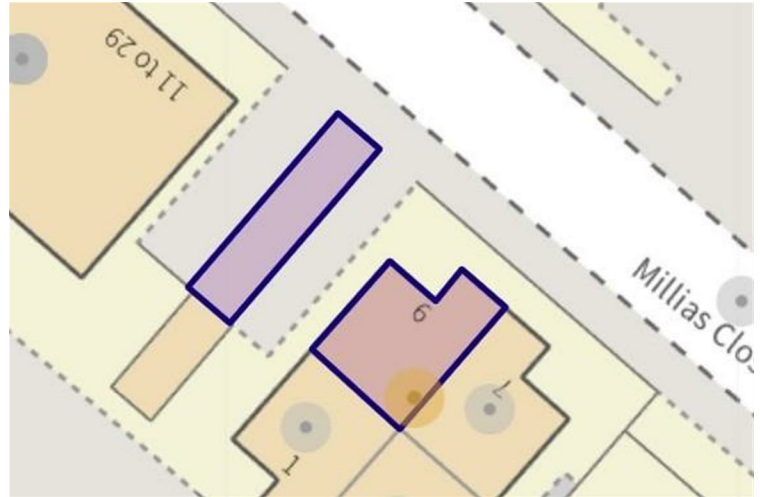
£125,000

INTRODUCTION

This modern corner house is ideal for the professional, first time buyer, single person or investor. Built in 2008, the property fronts onto Millias Close and is conveniently placed for Brough's excellent range of amenities. The accommodation boasts gas central heating and uPVC double glazing and briefly comprises an entrance hallway with cloaks/W.C., open-plan living room, well equipped fitted kitchen with a range of built-in appliances, two bedrooms and a modern bathroom with shower facility. The property has a designated parking space and surrounding garden areas.

LOCATION

Millias Close forms part of a popular development with access from either Ruskin Way or Constable Way. Brough is a growing community and provides a good range of local shops including Aldi, Morrisons and Sainsburys Local supermarkets, post office, general amenities and nearby primary schooling. Secondary schooling can be found at South Hunsley in the neighbouring village of Melton. The developing village of Brough lies to the west of Hull and is ideal for commuters 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 door to lounge

CLOAKS/W.C.

With low flush W.C. and wash hand basin. Window to front.

OPEN PLAN LOUNGE

15'9" x 9'9" approx (4.80m x 2.97m approx)

With windows to front and side. Staircase leading to the first floor with understairs cupboard. Open plan through to the kitchen.



KITCHEN

9'1" x 6'0" approx (2.77m x 1.83m approx)

The well equipped space has fitted base and wall units with sink and drainer, oven, four ring gas hob, fridge/freezer, dishwasher and washing machine.



FIRST FLOOR

LANDING

With airing cupboard housing the gas central heating boiler.

BEDROOM 1

9'11" x 8'9" approx (3.02m x 2.67m approx)

With built in wardrobe and windows to front and side elevations.



BEDROOM 2

10'3" x 6'8" approx (3.12m x 2.03m approx)

Windows to front.



BATHROOM

With suite comprising a shaped bath with shower over and screen, wash hand basin and low flush W.C. Part tiled.



OUTSIDE

There are garden areas surrounding the property and there is a designated parking space.

TENURE

Freehold

SERVICE CHARGE

There is an annual service charge of approx £420 per annum which covers maintenance of the communal outside areas.

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.



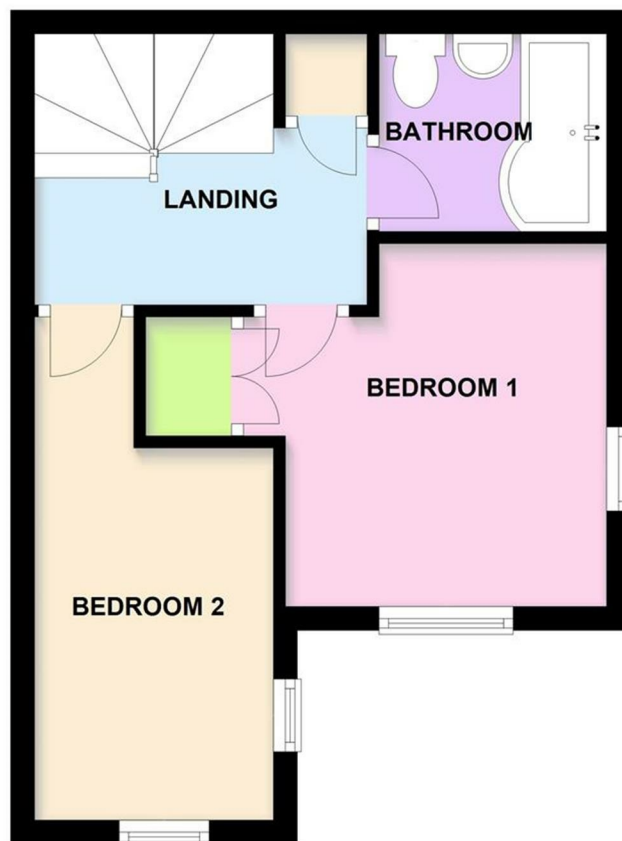
GROUND FLOOR

APPROX. 26.7 SQ. METRES (287.1 SQ. FEET)




FIRST FLOOR

APPROX. 26.7 SQ. METRES (287.1 SQ. FEET)



TOTAL AREA: APPROX. 53.3 SQ. METRES (574.2 SQ. FEET)

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	74	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	