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**Limb**  
MOVING HOME



*23 Fairway View, Elloughton Road, Brough, East Yorkshire, HU15 1FT*

- 📍 First Floor Apartment
- 📍 Specifically for the Over 60's
- 📍 Residents Lounge
- 📍 Council Tax Band = B
- 📍 Communal Gardens
- 📍 South Facing Aspect
- 📍 Close to Amenities
- 📍 Freehold / EPC = B

**£165,000**



## INTRODUCTION

Enjoy a luxurious and low-maintenance lifestyle in this high-specification, south-facing first-floor apartment, built by McCarthy Stone for the over 60s. The property features a welcoming entrance hallway with a utility cupboard, a spacious lounge, a contemporary kitchen complete with Bosch appliances, a double bedroom with a walk-in wardrobe, and a stylish shower room. Communal facilities include a residents' lounge and attractive gardens.

## DEVELOPMENT

This stunning McCarthy Stone development of Fairway View, a retirement living development is situated in the heart of Brough, close to its excellent range of amenities. Exclusively designed for the over 60's there are 35 apartments perfect for those who want to stay central to all that Brough has to offer.

The apartments are designed to be energy efficient with double glazing, insulation and electric heating throughout. Telephone, TV and Sky connection points are fitted ready to move in.

Every apartment is backed up by the insurance of the remainder of an NHBC guarantee which covers major structural defects.

You can relax and catch up with friends in the luxurious communal lounge which has French doors looking onto the entrance area and private car park. There is a guest suite which is perfect for visitors. The development features a 24-hour emergency call facility, a dedicated House Manager during the week and a camera intercom system connecting the apartment with the automated entrance door.

## LOCATION

The traditional East Yorkshire town of Brough has all the facilities you need to enjoy for a full and active retirement. In a convenient location, Fairway View allows easy access to all that is available, as well as a large supermarket and a variety of independent shops and retailers, the town centre also offers a selection of pubs and cafes, a Medical Centre, banks and a Post Office. If you enjoy the outdoors, there are excellent golf facilities in the area and walks that take you through a stunning web of footpaths, bridal paths and byways. The Petuaria Community Centre houses the Brough library and also offers classes for older adults including keep-fit, Pilates and Yoga. Good access links both by road and rail ensure your family are always close by. The town is served by Brough railway station on the Hull to Selby and Doncaster railway line. The local bus service provides direct access to Hull and has a bus stop outside the development. The town lies 1 mile south of the main A63 to the M62 motorway.

## ACCOMMODATION

The property is located upon the first floor and accessed via a nearby lift or separate staircase. A private residential entrance door opens to:

### ENTRANCE HALLWAY

Spacious and welcoming with a large utility cupboard housing the washing machine and hot water system.



## LOUNGE

22'6" x 10'8" approx (6.86m x 3.25m approx)  
Narrowing to 6'9" approx. With double doors and 'Juliet' style retaining balcony. Large storage cupboard.



## KITCHEN

9'10" x 7'9" approx (3.00m x 2.36m approx)  
Having a range of contemporary high gloss units with contrasting worktops, Bosch appliances which include a mid level oven, four ring hob with filter hood above, fridge/freezer and dishwasher. Tiled floor. Window to the south elevation.



## BEDROOM

14'7" x 9'1" approx (4.45m x 2.77m approx)  
Measurements to extremes. With walk in wardrobe with hanging space and shelving. Window to the south elevation.



## SHOWER ROOM

With luxurious suite comprising a walk in shower, vanity unit with wash hand basin and low flush W.C. Heated towel rail and tiled floor.



## OUTSIDE

Attractive landscaped gardens surround the development and are ideal to relax in. There is also a useful communal store building.

## COMMUNAL LOUNGE



## GUEST SUITE

Available for booking at a nominal charge.



## GUEST SUITE SHOWER ROOM





## TENURE

Leasehold - The lease term is 999 years dated from June 2018

## SERVICE CHARGES

The ground rent is £425 per annum

The service charge is £3,004.08 per annum.

## 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, may be available subject to separate negotiation. Carpets, Curtains and light fittings are included in the sale. 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

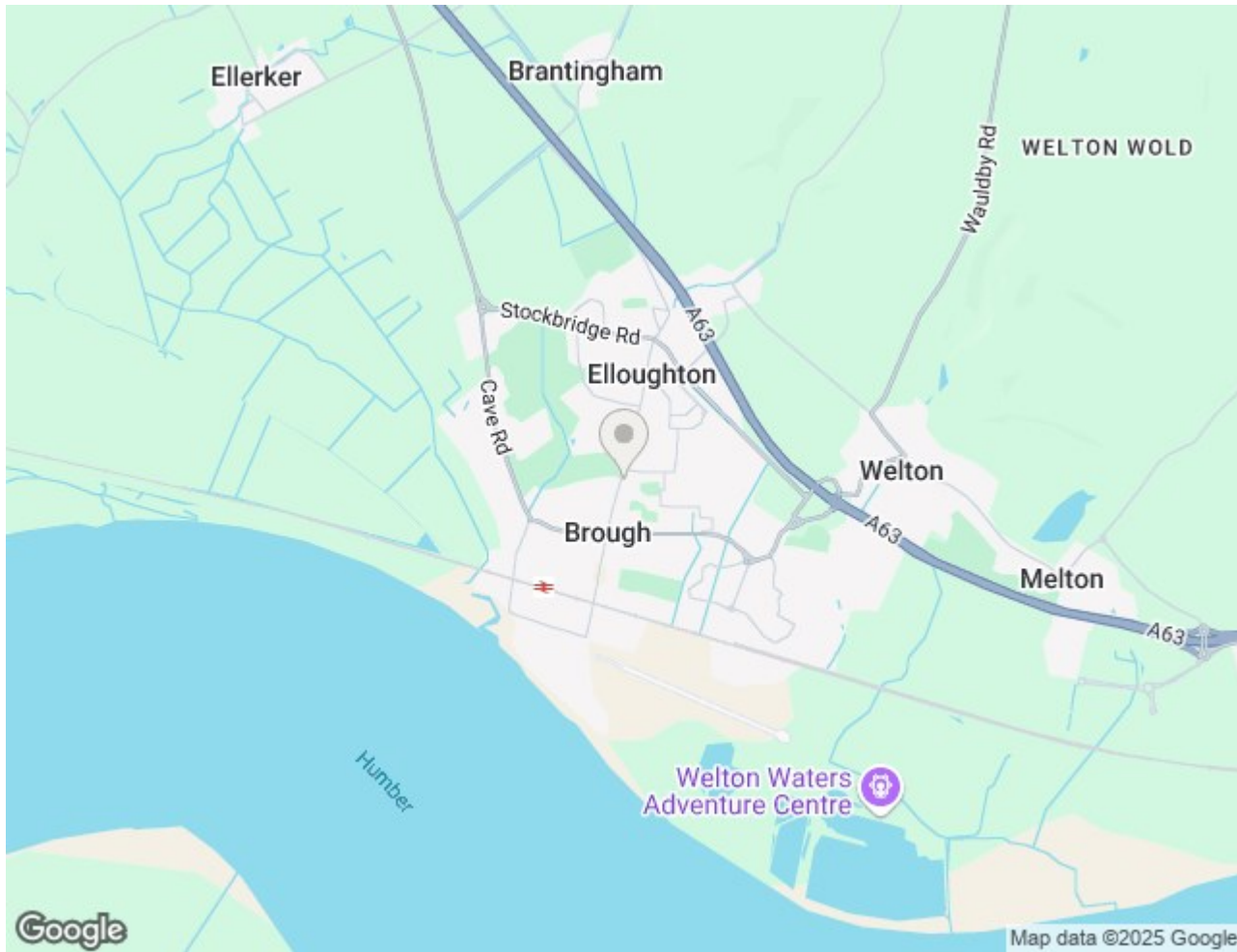
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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.

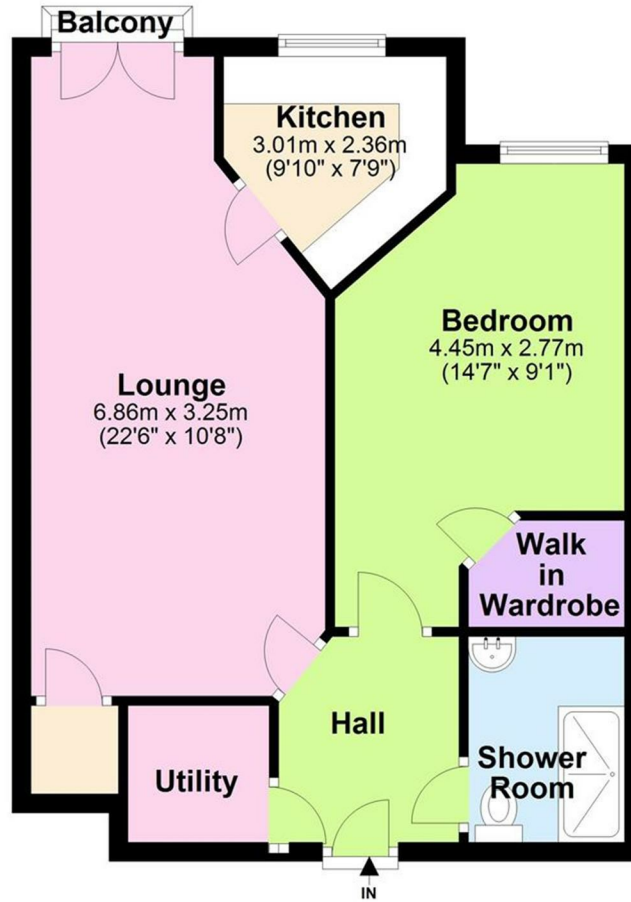
## VALUATION SERVICE

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.



### First Floor


Approx. 49.5 sq. metres (533.2 sq. feet)



Total area: approx. 49.5 sq. metres (533.2 sq. feet)



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>87</b>	<b>87</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>		
(81-91) <b>B</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	