



14 Lancaster Way, Brough, East Yorkshire, HU15 1TZ

- 📍 Ground Floor Apartment
- 📍 Well Presented Accomm.
- 📍 Open Plan Living
- 📍 Council Tax Band = A

- 📍 Bedroom with Wardrobes
- 📍 Modern Bathroom
- 📍 No Onward Chain!
- 📍 Leasehold / EPC = C

£89,950

INTRODUCTION

Offered for sale with no onward chain is this well presented ground floor apartment. The accommodation is 'move-in' ready and comprises an entrance hallway, open plan living kitchen with nearly new oven, hob and washing machine. There is a double bedroom with fitted wardrobe and a modern bathroom with shower facility. The property has the benefit of electric heating and uPVC double glazing. There is also a designated parking space.

LOCATION

Lancaster Way is a cul-de-sac which runs off Hannover Drive off Myrtle Way, Brough. 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

Communal entrance door with intercom to:

COMMUNAL ENTRANCE HALL

A private residential access door opens to:

ENTRANCE HALLWAY

With tiled floor and cylinder/storage cupboard.

OPEN PLAN LIVING KITCHEN

16'10" x 14'10" approx (5.13m x 4.52m approx)

With windows to the front elevation.



KITCHEN AREA

Having a range of modern base and wall units with laminate worktops, one and a half bowl sink and drainer with mixer tap, recently fitted oven with four ring hob and filter above. Integrated fridge/freezer, dishwasher and there is also a washing machine included. Tiled floor and tiled splashbacks.



BEDROOM

10'5" x 10'3" approx (3.18m x 3.12m approx)
 Measurements up to fitted wardrobes with mirrored sliding doors.



BATHROOM

With modern suite comprising a bath with shower over and screen, wash hand basin and low flush W.C. Tiling to walls and floor, heated towel rail, inset spot lights and window to rear.



OUTSIDE

There is a designated parking space in the courtyard to the rear.



TENURE

Leasehold - The lease term is 125 years dated from January 2005.

SERVICE CHARGES

The ground rent is £100 per annum

The service charge is £80 per month for buildings insurance, window cleaning and communal area cleaning and maintenance.

COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band A. We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS

Please note those items specifically mentioned in these particulars are to be deemed as being included in the purchase price unless otherwise agreed in writing. Certain other items may be available by separate negotiation as to price. Those items visible in the photographs such as furniture and personal belongings are not included in the sale price.

VIEWING

Strictly by appointment through the agent. Brough Office 01482 669982.

AGENTS NOTE

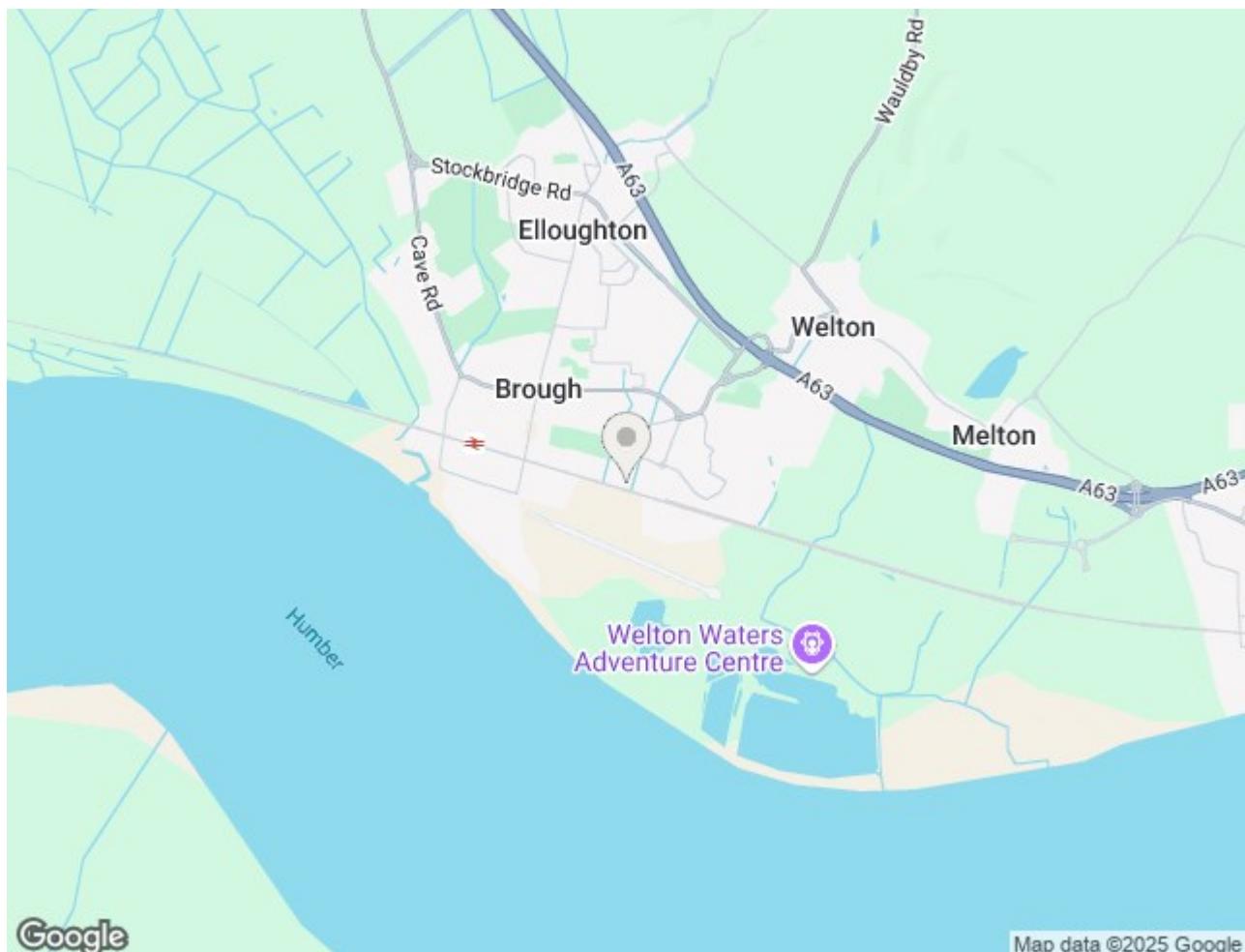
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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

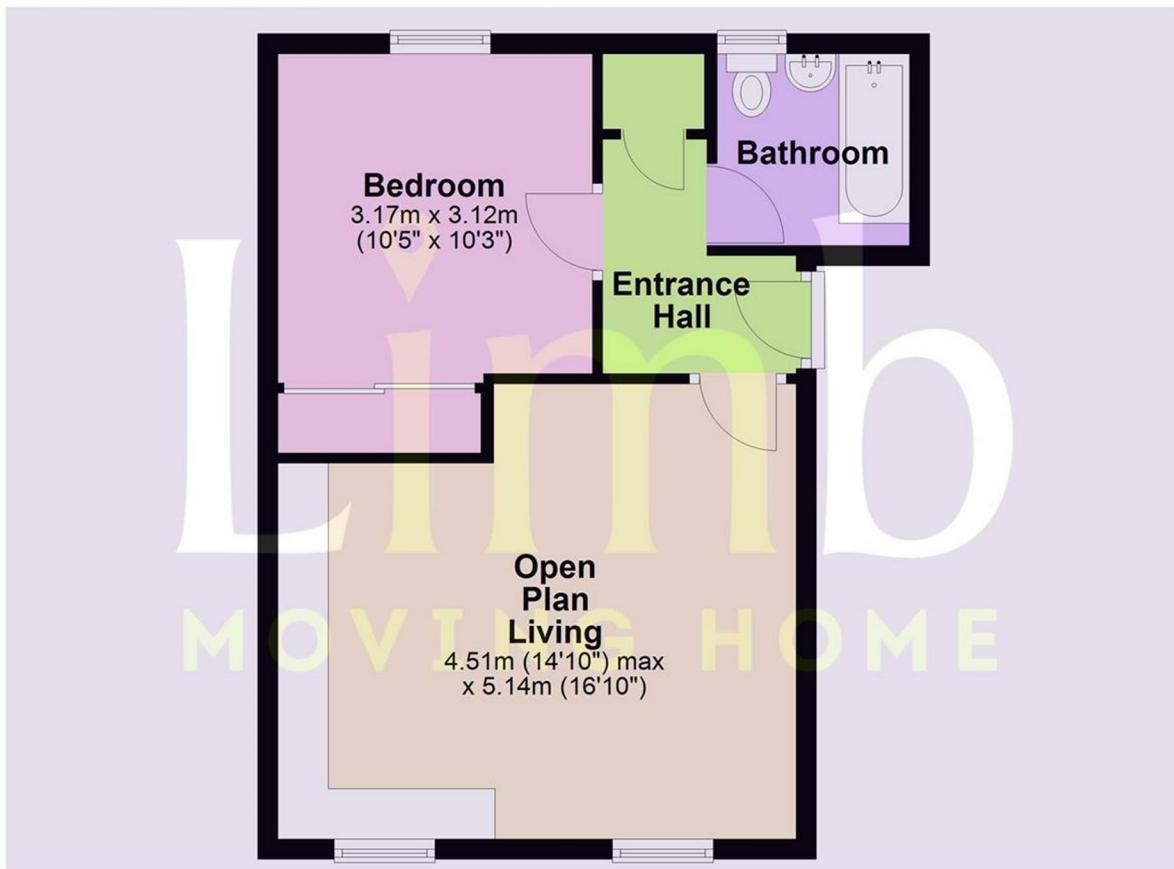
VALUATION SERVICE

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. 42.1 sq. metres (453.5 sq. feet)



Total area: approx. 42.1 sq. metres (453.5 sq. feet)

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