

Welton Road, Brough, East Yorkshire, HU15 1AF

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**Limb**  
MOVING HOME



*Apt 3, 3 Grassdale Park, Brough, East Yorkshire, HU15 1EB*

- 📍 Stunning Apartment
- 📍 First Floor
- 📍 2 Double Bedrooms
- 📍 Council Tax Band = C

- 📍 Fabulous Living Space
- 📍 Convenient Location
- 📍 2 x Car Parking
- 📍 Leasehold/EPC = C

*Offers Over £149,999*

## INTRODUCTION

An outstanding first floor apartment, part of a fabulous recent conversion of a beautiful Victorian property into only 4 dwellings. The building exudes character and many period features which are evident in this lovely property including high ceilings, generous proportions and large windows which let light flood in. This particular apartment has its own internal entrance lobby with cupboard plus hallway, two bedrooms and a stylish bathroom. The living accommodation includes a beautiful living room with deep bay window looking south affording views across the roof tops and towards the River Humber. The open plan kitchen has a range of sleek fitted units, quartz work surfaces and a host integrated appliances. Double glazing is installed plus gas fired central heating which is served by a modern combination boiler. The property has two designated parking bays to the front of the building which itself is accessed via a security intercom system. The property is ideally placed for the nearby railway station and Bough's range of amenities.

## LOCATION

Grassdale House stands proudly along Grassdale Park, a small residential cul-de-sac situated off Station Road within the older area of Brough village. The location is therefore extremely convenient for many amenities including the nearby mainline railway station, public houses, restaurants, recreation facilities and much, much more. Brough is a growing community and provides a good range of local shops including several supermarkets, post office, general amenities and a primary school. Secondary schooling is located at the nearby South Hunsley School at Melton. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter with convenient access to the A63 leading into Hull City Centre to the east and the national motorway network to the west. The nearby railway station provides access to Leeds, Manchester and London Kings Cross which is approximately 2.5 hours time away. The area is also ideal for walking and cycling with a Wolds on the doorstep and river walks along the Humber. Brough is also home to a delightful parkland golf course.

## ACCOMMODATION

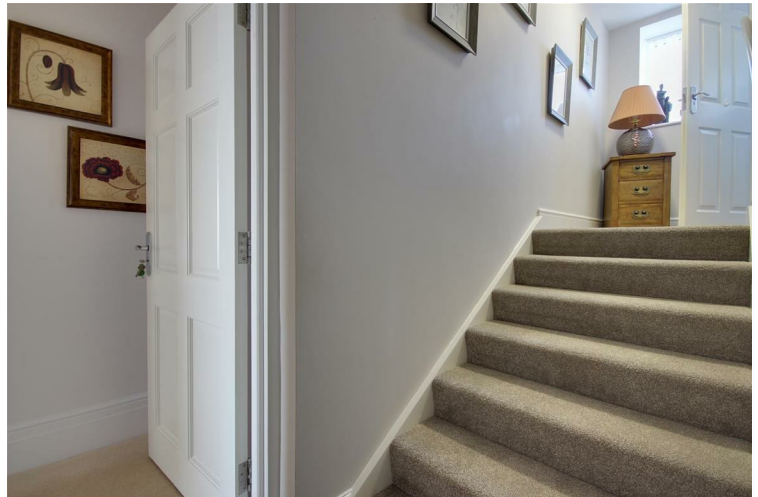
Private residential entrance door into:

### ENTRANCE LOBBY

A short staircase leads up to a half landing with window to rear elevation and access to a very useful storage cupboard.

### INNER HALLWAY

With recessed downlighters. Opening through to:



## LIVING ROOM

19'8" x 15'2" approx (5.99m x 4.62m approx)

A fabulous living space with high ceiling and deep bay complete with sash windows to front elevation. Chimney breast with electric stove style fire. Plenty of downlighters to ceiling. The bay window faces south and provides some attractive views across rooftops with the River Humber and Lincolnshire Wolds beyond. The room is open plan in style through to the kitchen area.



## KITCHEN AREA

11'7" x 7'4" approx (3.53m x 2.24m approx)

Having a stylish range of contemporary units and quartz worksurfaces with upstands and tiled surround. Appliances include an integrated oven, microwave, 4 ring hob with extractor hood above, dishwasher, fridge freezer and integrated automatic washing machine some of which have never been used. There is an undercounter sink with mixer tap.



## BEDROOM 1

16'5" x 11'6" approx (5.00m x 3.51m approx)

With two windows to the side elevation allowing light to flood in.



## BEDROOM 2

13'0" x 8'0" approx (3.96m x 2.44m approx)

Up to fitted wardrobes which run to one wall with a return of matching drawers and dressing table. Window to side elevation.



## BATHROOM

8'6" x 6'3" approx (2.59m x 1.91m approx)

With white suite comprising low level W.C., wash hand basin with drawers and mirrored cabinet above, shaped bath with separate shower over and concertina screen. Tiled surround, tiling to the floor, heated towel rail.



## PARKING

The property has 2 designated parking bays to the front of the main building. The building itself is accessed via an intercom system.

## CENTRAL HEATING

Central heating to radiators via a gas fired combination boiler.

## DOUBLE GLAZING

The property has the benefit of double glazing.

## TENURE

Leasehold - 999 lease term starting from 1/1/2016

Service Charge is £15 per week of December 2023.

Business Insurance is £19.25 per month of December 2023.

## COUNCIL TAX BAND

From a verbal enquiry we are led to believe that the Council Tax band for this property is Band C. 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

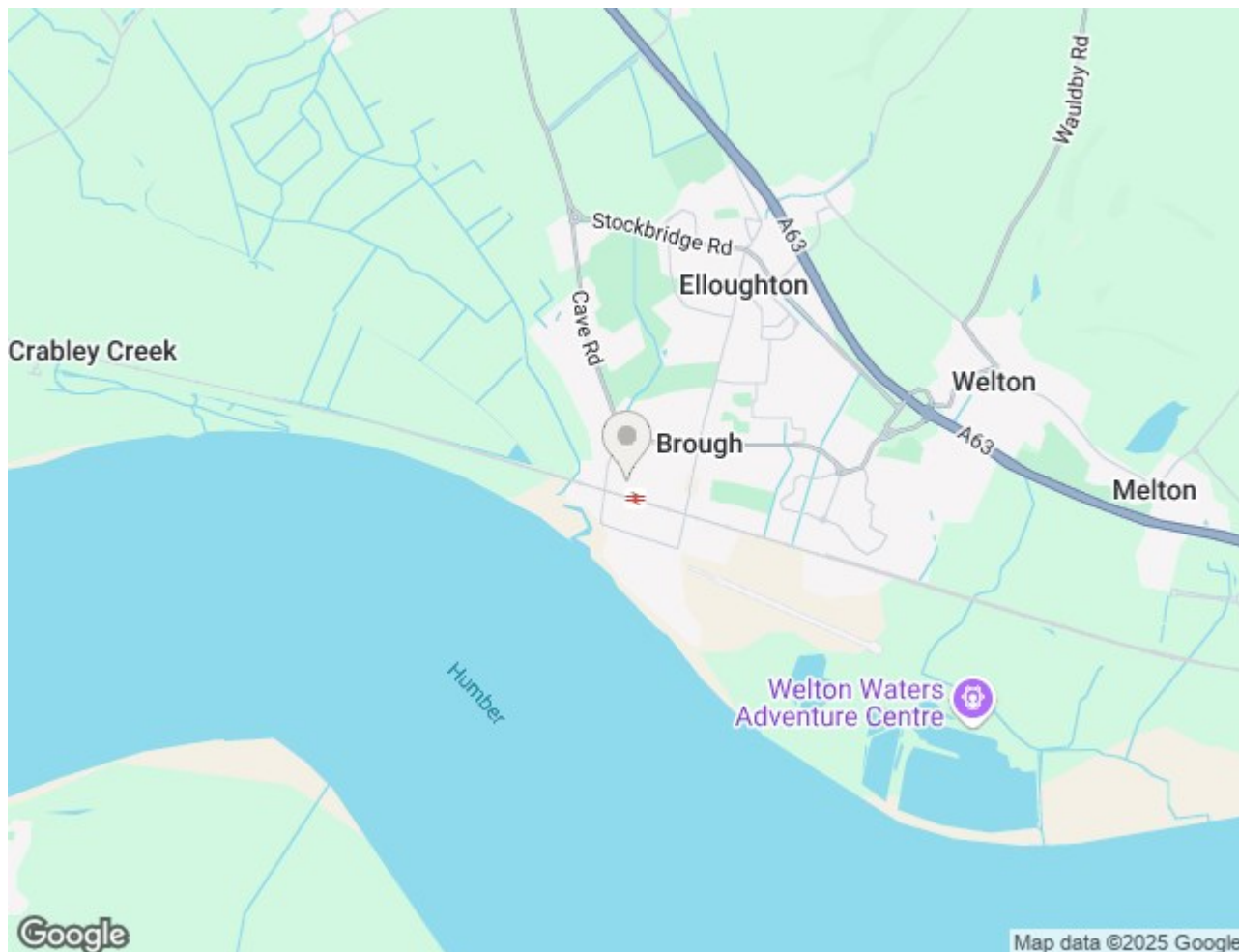
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our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



## First Floor

Approx. 85.1 sq. metres (916.4 sq. feet)



Total area: approx. 85.1 sq. metres (916.4 sq. feet)

## Energy Efficiency Rating

|                                             | Current                    | Potential                                                                         |
|---------------------------------------------|----------------------------|-----------------------------------------------------------------------------------|
| Very energy efficient - lower running costs |                            |                                                                                   |
| (92 plus) <b>A</b>                          |                            |                                                                                   |
| (81-91) <b>B</b>                            |                            |                                                                                   |
| (69-80) <b>C</b>                            | <b>73</b>                  | <b>73</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<br>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<br>2002/91/EC |  |