



*19 Millias Close, Brough, East Yorkshire, HU15 1GP*

- 📍 Stunning 1st Floor Apt
- 📍 Good Sized Rooms
- 📍 Two Bedrooms
- 📍 Council Tax Band B

- 📍 En-Suite to Bed 1
- 📍 Designated Parking
- 📍 Convenient Location
- 📍 Tenure Leasehold / EPC = B

£125,000

## INTRODUCTION

Situated upon the first floor of this purpose built development lies this stunning two bedrooomed apartment with good sized rooms, many modern features and designated parking to the rear courtyard. The property is ready to move straight into having been recently re-carpeted and there is no onward chain involved. The accommodation has central heating, double glazing and briefly comprises a private entrance hallway, large lounge with bay window, modern fitted kitchen with appliances and two bedrooms, the main of which is particularly spacious and has the benefit of an en-suite shower room. There is also a separate bathroom.

This attractive apartment complex is situated within a popular recent development and is well placed for Brough's excellent amenities.

## LOCATION

Brough is a growing community and provides a good range of local shops including a Morrisons supermarket, Post Office, general amenities and a primary school. Secondary schooling is at nearby South Hunsley school. This developing village lies approximately 10 miles to the west of Hull and is ideal for the commuter 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

A security controlled communal entrance door opens to the communal hallway which is well kept and a staircase leads up to the first floor. A private residential entrance door opens to the hallway.

## LOUNGE

13'7" x 18'3" approx (4.14m x 5.56m approx)

Into bay window to front elevation.



## KITCHEN

10'3" x 7'1" approx (3.12m x 2.16m approx)

Having a selection of fitted base and wall mounted units with work surfaces, integrated oven, four ring gas hob, filter hood above, dishwasher, washer/dryer, fridge freezer, sink and drainer, tiled surround and tiling to the floor. Window to side elevation.



## BEDROOM 1

16'7" x 10'0" approx (5.05m x 3.05m approx)

With two windows to the rear elevation.



## EN-SUITE SHOWER ROOM

With large shower cubicle, wash hand basin and W.C, tiled surround and floor, heated towel rail.



## BEDROOM 2

9'1" x 9'1" approx (2.77m x 2.77m approx)

Window to front elevation.



## BATHROOM

With suite comprising low level W.C, wash hand basin, bath with tiled surround and tiled floor, heated towel rail.



## OUTSIDE

There is designated parking within a rear courtyard.

## TENURE

Leasehold. It is understood that the lease is for 999 years which commenced in 2005.

## MAINTENANCE CHARGE

Maintenance Charge is approximately £1,200 per annum which includes weekly cleaning of communal areas, window cleaning, garden, painting and buildings insurance.

## GROUND RENT CHARGE

The ground rent is approximately £135 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, 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

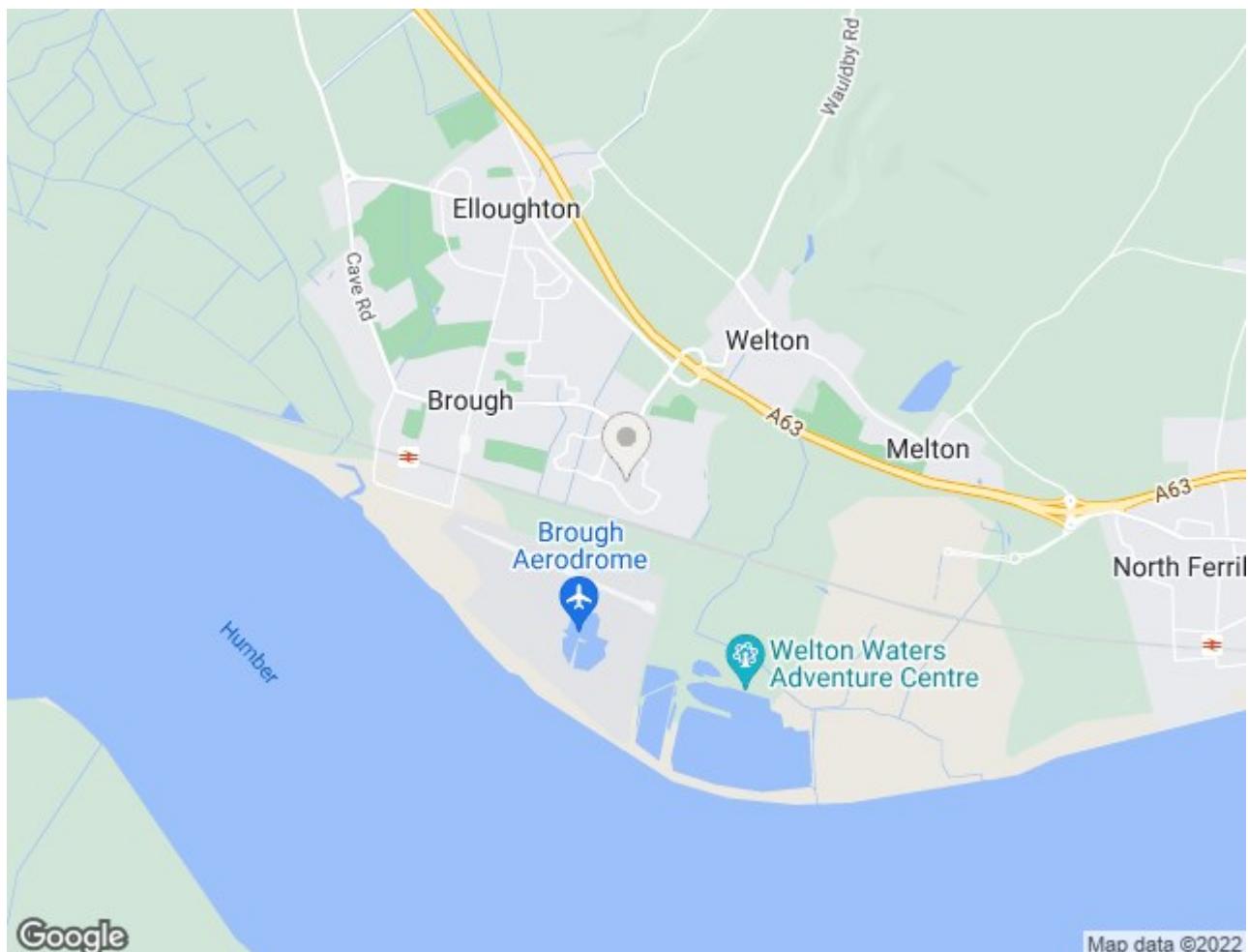
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property. All measurements provided are approximate and for guidance purposes only. Floor plans are included as a service to our 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. 69.6 sq. metres (749.3 sq. feet)



