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Limb
MOVING HOME









19 Fairway View, Elloughton Road, Brough, East Yorkshire, HU15 1FT

- Stunning Apartment
- Over 60's
- Double Bedroom
- Spacious Lounge
- Juliet Balcony
- Garden Outlook
- Council Tax Band = B
- Leasehold/EPC = B

£175,000

INTRODUCTION

12 MONTHS SERVICE CHARGE PAID.
Comfortable and welcoming apartment within this fabulous development designed for the over 60's, providing both luxury and peace of mind. The property enjoys a view over the side garden of the development and is situated upon the first floor providing a secure environment. A lift is located nearby making it conveniently accessible. This stunningly presented apartment briefly comprises a welcoming hallway, large living room with Juliet style balcony, quality fitted kitchen complete with an array of appliances, contemporary and tiled shower room and a spacious double bedroom with the luxury of a fitted walk-in wardrobe.

Please note that a particular feature of the property is an allocated parking space. There is no chain involved therefore a quick completion should be possible.

The development offers independent living yet with a sense of community and camaraderie if desired. There is a stunning residents lounge, mature landscaped communal gardens and a guest room available for booking.

There's no need to worry about the burden of maintenance costs as the service charge covers the cost of all external maintenance, gardening and landscaping, external window cleaning, building insurance, water rates and security systems, All energy costs of the homeowners lounge and other communal areas are also covers in the service charge.

What's more - the sellers will cover the service charge for the first 12 months!

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 into.

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. Luxurious communal lounge is an ideal place for residents to socialise.

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 the:

ENTRANCE HALL

With storage cupboard housing boiler to the corner.

LOUNGE/DINER

A lovely room with double doors to a Juliet style retaining balcony looking south. A feature fire surround housing an electric fire. There is a deep storage cupboard to the corner.





KITCHEN

Having an excellent range of modern fitted units and work surfaces incorporating a sink and drainer beneath window to the side elevation, integrated oven, hob, extractor hood and fridge freezer.



UTILITY CUPBOARD

Housing the hot water system, plumbing for automatic washing machine and additional extra storage.

NAEA National Association of
The Property Ombudsman
APPROVED CODE
OnTheMarket.com
Property Photography Academy

BEDROOM 1

With window to the south elevation and "walk-in" wardrobe to the corner.



SHOWER ROOM

A stylish shower room with low level W.C, wash hand basin with cabinet, shower area, tiled walls and floor, heated towel rail.



OUTSIDE

The property has the benefit of a designated parking position within the courtyard. Attractive landscaped grounds surround the development and are ideal for relaxing. There is also a useful communal store building.

TENURE

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

The service charge is £256.58 per month for 1st October 2025 to 30th September 2026.

We have been advised that the ground rent for the property is £425 per annum. This is paid half yearly in advance at £212.50 as of April 2026 to September 2026.

-- Please note that the sellers will pay for the service charge for the first 12 months. --

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

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, such as floor coverings, curtains and light fittings. 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. A prospective viewer should check on the availability of this property prior to viewing.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances, plumbing or any heating system nor any specific fittings for this property and cannot verify that they are in working order.
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 be relied upon as being to scale.
Limb Estate Agents Ltd for themselves and for the vendors of this property whose agents they are give notice that:
(i) the sales particulars are set out as a general outline only for the guidance of intending purchasers, 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 however any intending purchaser 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 Limb Estate Agents Ltd has any authority to make or give any representation or warranty whatever in relation to this property. The agent will not be responsible for any verbal statement by a member of staff and only a specific written confirmation should be relied upon. The agent will not be responsible for any loss other than when specific written confirmation has been requested.
The sales particulars may change in the course of time and any intending purchaser is advised to make a final inspection of the property prior to an exchange of contract.
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.
These sales particulars are issued on the strict understanding that all negotiations are conducted through Limb Estate Agents Ltd.

PHOTOGRAPH DISCLAIMER

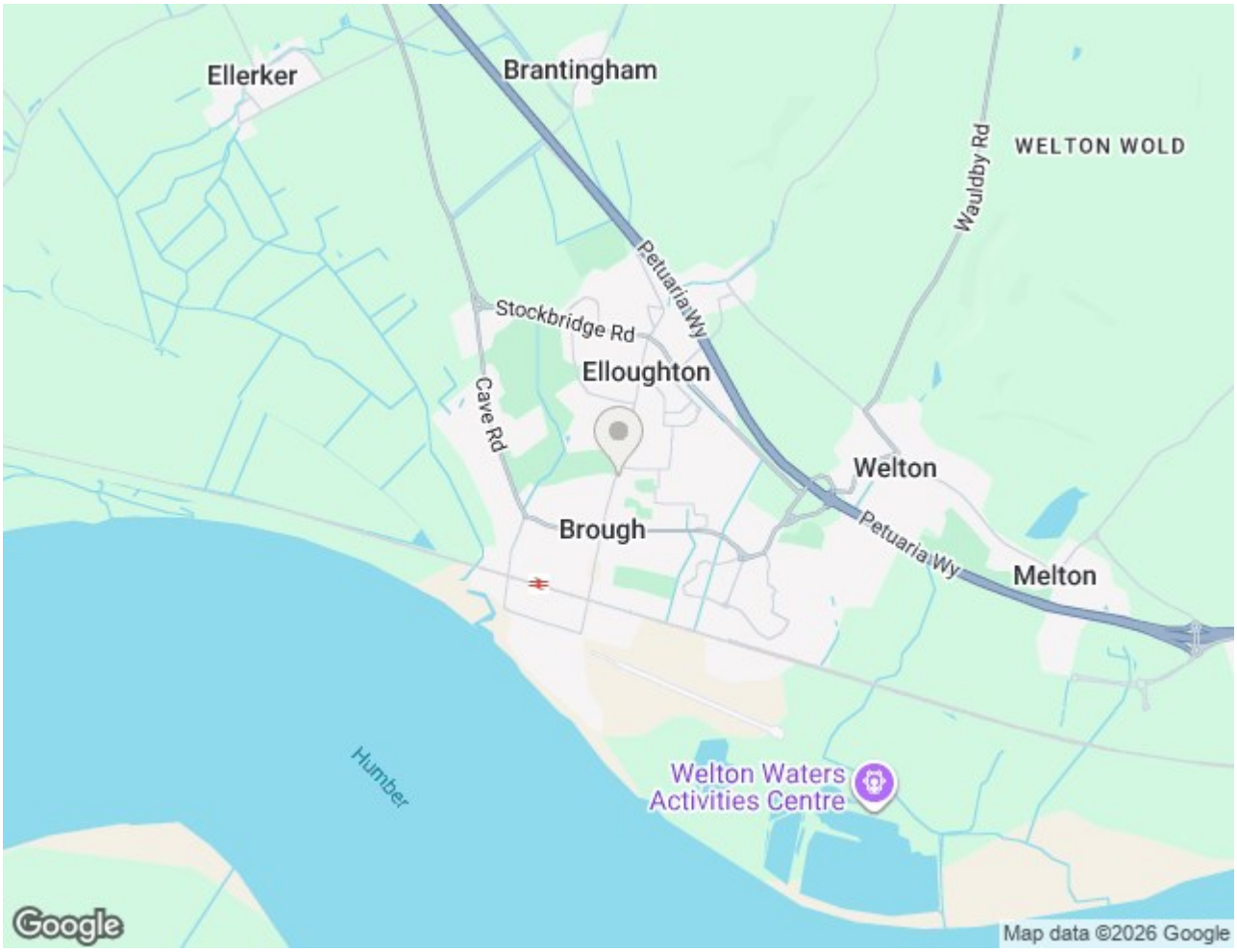
In order to capture the features of a particular room we will often use wide angle lens photography. This has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within the particulars. AI may have also been used to enhance photography. Please be aware that the items shown in photographs are not included in the sale of the property other than those stated in the written sales particulars.

PROGRESSING AN OFFER

In order to progress an offer we are required by law to conduct anti-money laundering checks on all potential buyers. In line with HMRC guidelines, we ask Lifetime Legal, in this respect to carry out these checks. Once your offer is accepted in principle (subject to contract) they will send a secure link to complete the biometric checks electronically. This process incurs a non-refundable fee of £48 including VAT and Lifetime Legal will handle the payment for this service direct with you. Once these checks are completed, and you have provided all evidence of funding requested along with your solicitors details, we will then issue the Memorandum of Sale to the solicitors in order for the conveyancing to commence.

PROPERTY TO SELL?

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.


Ellerker
Brantingham
WELTON WOLD
Wauldby Rd
Petuaria Wy
Stockbridge Rd
Elloughton
Cave Rd
Welton
Brough
Petuaria Wy
Melton
Humber
Welton Waters
Activities Centre
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First Floor

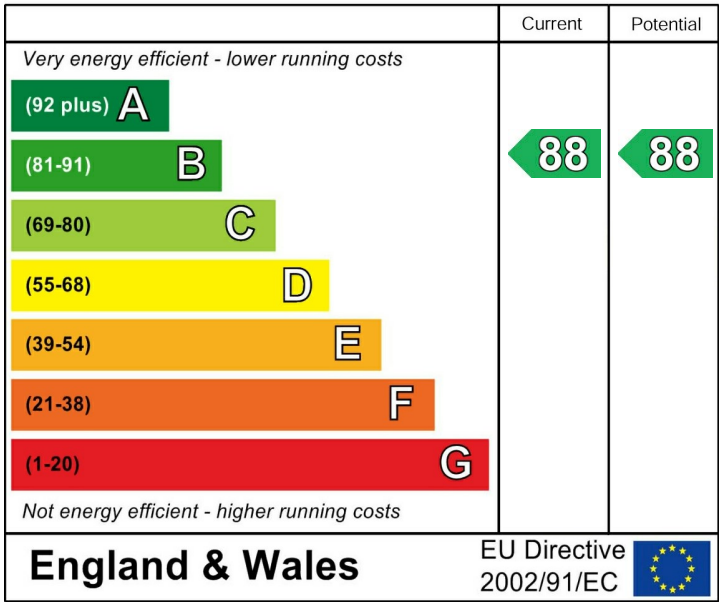
Approx. 48.2 sq. metres (519.0 sq. feet)



Total area: approx. 48.2 sq. metres (519.0 sq. feet)

Apartment 19, Fairway View, Elloughton Road, Brough

Energy Efficiency Rating



Environmental Impact (CO_2) Rating

