

CLUBLEYS



40 Pickering Grange
Brough, HU15 1GY

£75,000



THE LOCATION

Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE PROPERTY

This one bedroom studio apartment would be an ideal first time buy or investment and is situated in a popular residential area with the benefit of an allocated parking space. The accommodation briefly comprises: Entrance hall, shower room, kitchen, living room and bedroom.



THE ACCOMMODATION COMPRISES

COMMUNAL HALLWAY

Secure entrance door with intercom provides access to the communal entrance hall having stairs off to all apartments. The apartment is located on the second floor.

ENTRANCE HALL

With deep recessed cupboard accessed via double doors and plumbing for automatic washing machine. Hatch to loft space.

LIVING ROOM 15'2" x 8'9" max (4.62m x 2.67m max)
With Juliette patio doors, TV/Satellite and Telephone point.

KITCHEN 8'2" x 9'7" max (2.50 x 2.91m max)
Range of grain effect wall and floor units with complementary work surfaces incorporating stainless sink one and a half bowl sink unit, electric oven, gas 4 ring hob with extractor above, plumbing for slimline dishwasher and space for fridge. Concealed wall mounted Combi central heating boiler and door entry system.

BEDROOM 10'8" x 7'10" (3.24m x 2.40m)

SHOWER ROOM 7'6" x 4'6" (2.28m x 1.36m)

White suite comprising low level WC, pedestal hand basin and double shower. Partially tiled walls, shaver socket and extractor fan.

OUTSIDE

There is an allocated parking space in a courtyard to the rear. A bin store is located under the archway.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire

TENURE

Leasehold

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday

9 am to 12 pm Saturday

9 am to 2 pm on Bank Holidays

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com.

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01482 662211 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Steve Marsdin, Mortgage and Protection Adviser, by phoning him on 01430-871112, or by contacting any member of staff. A broker fee of £199 will be charged on application.

Your home may be repossessed if you do not keep up repayments on your mortgage.

Chris Clubley & Co Ltd T/A The Mortgage Advice Centre is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Services Authority.



Floor Plan

This plan is for illustrative purposes only

Ground Floor

Approx. 33.0 sq. metres (354.9 sq. feet)



Total area: approx. 33.0 sq. metres (354.9 sq. feet)



Chartered Surveyors,
Estate Agents,
Letting Agents &
Auctioneers

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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92-100) A			(10-100) A		
(81-91) B			(10-91) B		
(69-80) C			(10-80) C		
(55-68) D			(10-68) D		
(39-54) E			(10-54) E		
(21-38) F			(10-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		
England & Wales			England & Wales		

