

CLUBLEYS



5 Brampton Court  
Brough, HU15 1DZ

£129,950



## 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

Brampton Court is a superb development of exclusive apartments. An extremely spacious first floor apartment with gated parking and communal gardens conveniently situated near the station. This first floor apartment comprises entrance hall with video door entry, kitchen/diner with delightful sunny balcony, spacious living room with dual aspect, two bedrooms, master with en suite shower room and family bathroom. To the outside of the property there is a secure gated car park and communal gardens.



## THE ACCOMMODATION COMPRISES

### COMMUNAL HALLWAY

Secure entrance door with intercom provides access to the communal entrance hall and apartments.

### PRIVATE ENTRANCE HALL

Intercom system. Access to loft. Corner storage cupboard.

### LIVING ROOM 15'4" x 15'3" (4.67m x 4.66m)

A fantastic room with dual elevation making most of the southerly facing aspect. Television and telephone points. Open plan to ...

### KITCHEN/DINER 13'7" x 9'11" (4.14m x 3.03m)

Range of modern wood effect wall and floor units with overhead spotlights and complementary worksurfaces incorporating stainless steel electric oven and four ring electric hob with chimney style extractor above. Integrated dishwasher, fridge, freezer, coffee machine and stainless steel sink unit. Partially tiled walls, laminate effect vinyl flooring. Door to balcony.

### BALCONY

Situated off the kitchen and access through a glazed door is a delightful balcony overlooking the communal gardens.

### BEDROOM ONE 18'3" max x 10'0" (5.55m max x 3.04m)

Range of mirror fronted fitted wardrobes. Telephone point.

### ENSUITE SHOWER ROOM

White suite comprising low level wc, hand basin and corner shower cabinet with mains-fed shower. Heated towel rail. Partially tiled walls. Extractor and shaver socket.

### BEDROOM TWO 9'1" x 8'4" (2.77m x 2.55m)

### BATHROOM

Suite comprising low level wc, hand basin and p-shaped bath with mains fed shower above. Heated towel rail. Extractor. Shaver point. Partially tiled walls and laminate effect vinyl flooring.

### OUTSIDE

Private allocated parking for one car via electric gates. Walled communal gardens surround Brampton Court.

### ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

### LOCAL AUTHORITY

East Riding of Yorkshire Council

### 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.

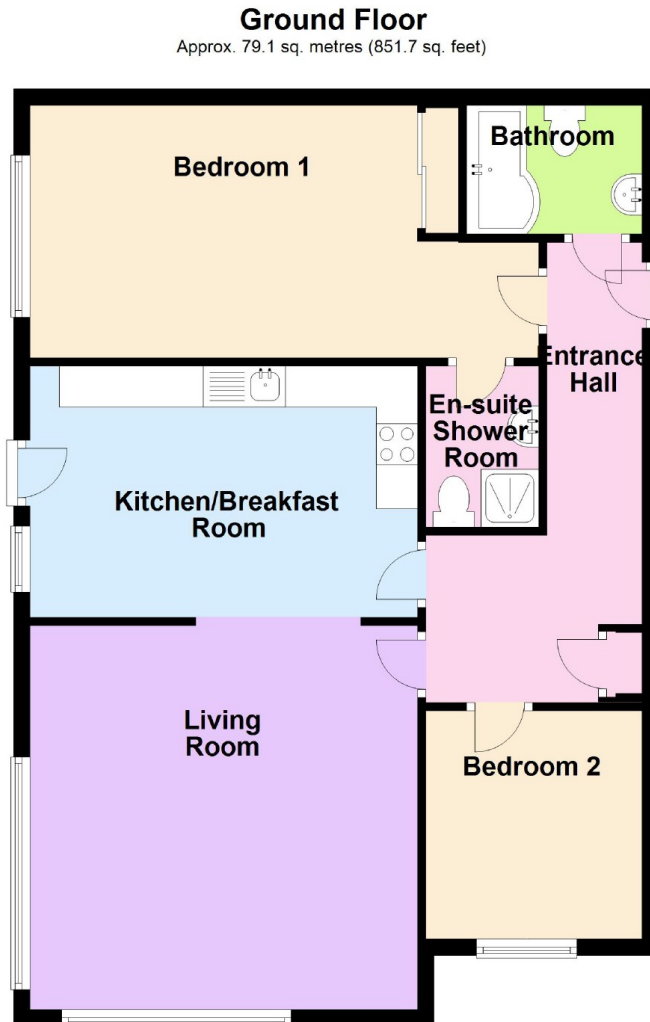
**Your home may be repossessed if you do not keep up repayments on your mortgage.**

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



Total area: approx. 79.1 sq. metres (851.7 sq. feet)

# CLUBLEYS

Chartered Surveyors,  
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Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
64	68	67	70
<small>EU Directive 2002/91/EC</small>		<small>EU Directive 2002/91/EC</small>	

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