



Ruskin Way, Brough, HU15 1GW
£89,950


**Philip
Bannister**
Estate & Letting Agents

Ruskin Way, Brough, HU15 1GW

NO CHAIN - A superb first-floor, open-plan apartment offering stylish modern living. Offered with no onward chain, this impressive home is ideal for first-time buyers or investors. The accommodation includes an entrance hall, a contemporary open-plan living kitchen with a Juliet balcony, a generous double bedroom, and a shower room. Externally, the property benefits from a useful storage area and allocated parking in a bay conveniently located next to the building.

Key Features

- NO CHAIN
- Superb Open Plan Apartment
- 1 Double Bedroom
- Open Plan Living Kitchen With Juliet Balcony
- Allocated Parking
- Ideal First Time Buyer Or Investment Property
- Council Tax = A
- EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	74
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		





ACCOMMODATION

The property is arranged upon the first floor level and comprises:

GROUND FLOOR

A communal entrance leads to a staircase to the first floor.

ENTRANCE HALL

A residential entrance door leads to the apartment. The hallway has a built-in cupboard and access to:

OPEN PLAN LIVING KITCHEN

A superb open plan space with designated living and kitchen areas. The kitchen is fitted with a range of modern wall and base units, complimentary worksurfaces with matching upstands and a stainless steel sink unit beneath a window to the rear. Integral appliances include a fridge freezer, electric oven, hob and extractor hood. There is space and plumbing for an automatic washing machine. To the opposite end of the room there is a living area with ample space for a suite and double doors opening to a Juliet balcony.

DOUBLE BEDROOM

A spacious double bedroom with a window to the front elevation.

SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a shower cubicle with a tiled inset. There is a window to the rear elevation.

OUTSIDE

There is a storage cupboard beneath the archway and a second shared storage area beneath the staircase leading to the apartment.

PARKING

Allocated parking is positioned within a parking bay adjacent to the building.

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A.

(East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

TENURE

We understand that the property is Leasehold and was granted a 155 year lease from 1 January 2010. There is an annual ground rent of £360.94 and a service charge of £771.84.

We advise the above information is verified by your legal representatives in pre-contract enquiries.

VIEWINGS

Strictly by appointment with the sole agents.

AML

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional in-house Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage. Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

AGENT NOTES.

Philip Bannister & Co.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 Philip Bannister & Co.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.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100



