



**Lime Avenue, Brough, HU15 1SU**  
£875 Per Calendar Month





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Platinum Collection

## **Lime Avenue, Brough, HU15 1SU**

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OFFERED UNFURNISHED - Very well appointed 3 Bedroom/ 2 Bathroom End Mews House with garage and drive. Please note the third Bedroom has fitted office furniture and cannot be used for sleeping. Viewing Highly recommended.





# Lime Avenue, Brough, HU15 1SU

## Key Features

- OFFERED UNFURNISHED
- Well Presented
- 2 Bathroom
- End Mews House
- 2 Reception Rooms
- Fabulous Kitchen
- Master Bedroom / En-Suite
- Landscaped Garden
- Garage And Side Drive
- ER = C



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

## INTRODUCTION

This beautifully appointed property must be viewed for full appreciation. Discreetly tucked away at the end of this cul-de-sac off Myrtle Way and with easy walking access to local amenities. Finished to the highest standards the accommodation briefly comprises: Entrance Hall with Cloakroom/WC off, Living Room. Dining Room, lovely integrated Kitchen with breakfast bar, Master Bedroom with En-Suite Shower Room, 2 further Bedrooms (one has fitted office furniture which will not be removed), house Bathroom. Wrought iron railings and gate to front garden, private rear garden with gate access to Garage and drive.

## LOCATION

The popular village of Brough lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrison's Supermarket, local shops and primary schooling. Secondary schooling is located at South Hunsley in Melton, a few minutes driving distance away. Brough is ideally placed for travel with the A63/M62 motorway link located to the North of the Village. Public transportation is readily accessible including a train station with direct services to Doncaster, Sheffield, Leeds, Manchester & London Kings Cross.

## ENTRANCE HALL

With solid oak flooring, covered radiator and turning staircase.

Cloakroom off, also with solid oak flooring, white suite incorporating vanity wash hand basin & WC, radiator.

## LIVING ROOM

16'0" x 9'9" (4.88 x 2.97)

Has modern white fire surround with coal effect gas fire, radiator. Leads into:

## DINING ROOM

9'4" x 7'9" (2.84 x 2.36)

Has solid oak flooring, radiator, french doors leading to the rear garden.

## KITCHEN

12'4" max x 8'4" (3.76 max x 2.54)

Comprehensively fitted with white gloss fronted floor and wall units, breakfast bar, wood effect work surfaces, integrated appliances including stainless steel fronted electric oven, gas hob unit, extractor hood, dishwasher & washing machine; white ceramic sink unit, solid oak flooring, storage cupboard, radiator.

## BEDROOM 1

10'8" max x 9'9" (3.25 max x 2.97)

With dark wood finish fitted wardrobes, radiator. Leads into:

## EN-SUITE SHOWER ROOM

Incorporates white suite with plumbed shower enclosure, vanity wash hand basin, low flush WC, heated towel warmer, extractor fan.

## BEDROOM 2

13'0" max x 9'9" (3.96 max x 2.97)

With radiator.

## BEDROOM 3/ STUDY

9'8" x 6'4" (2.95 x 1.93)

Has laminated wood flooring, fitted wardrobes, desk unit and drawers, radiator. Cannot be used for sleeping.

## BATHROOM

With white suite incorporating panelled bath with shower attachment, vanity wash hand basin & low flush WC, extractor fan, laminated wood flooring, radiator.

## EXTERNAL

To the front of the property is a small lawn and path, bordered by wrought iron railings and gate.

To the rear, a nicely landscaped garden has a paved patio, shaped lawn with herbaceous borders, rear gate leading to single brick garage with up and over door, light and power supply, tarmac drive.

## TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£201.92). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

## 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 replacement 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 C. (East Riding Of Yorkshire). We would recommend a tenant make their own





enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

### **AGENTS 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

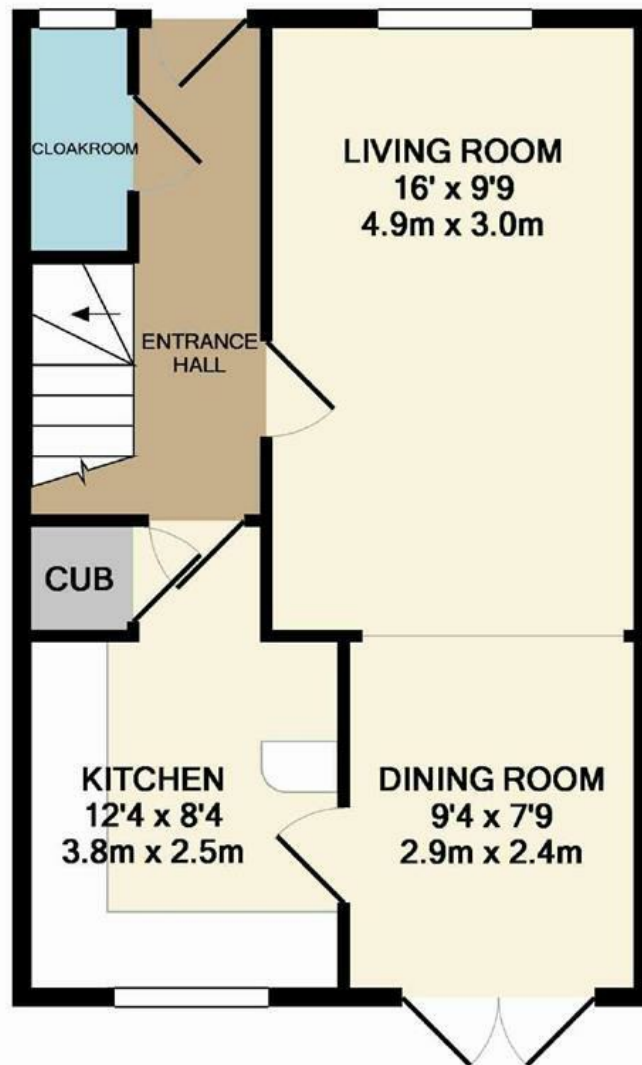
the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

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, Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

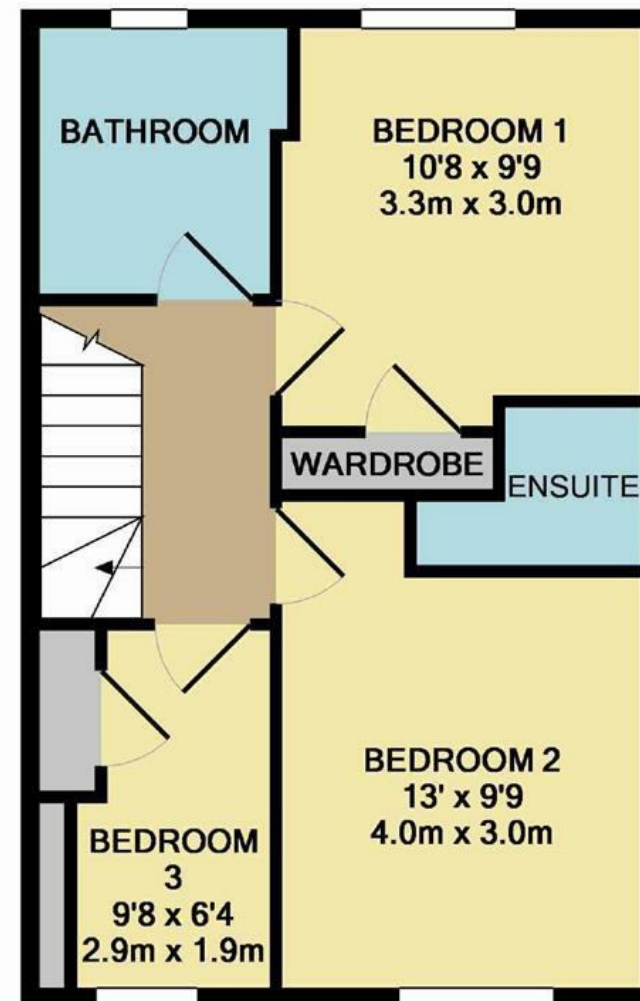








GROUND FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 407 SQ.FT.  
(37.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 814 SQ.FT. (75.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given







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