



York Drive, Brough, HU15 1UF
£1,000 Per Calendar Month



Platinum Collection

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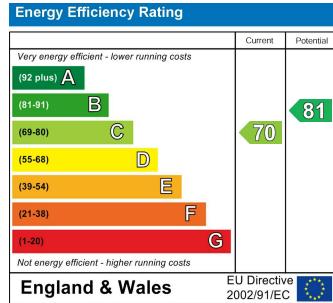
OFFERED UNFURNISHED - Well Presented 3 Storey Semi-Detached Town House in delightful cul-de-sac position. Former Garage has been altered to a ground floor Playroom, superb integrated Kitchen, Cloaks/WC, first floor Living Room, 2 Bedroom suites with en-suite Shower Rooms & further Bedroom & Bathroom. Front off-street parking for one car, rear garden. Must be viewed!



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Key Features

- Offered Unfurnished
- Well Presented 3 Storey Semi-Detached Town House
- 3 Bedrooms (2 En-Suites) & a Bathroom
- First Floor Living Room
- Ground Floor Playroom (Formerly Garage)
- Modern Integrated Kitchen
- Delightful Cul-de-sac position
- Parking Space & Rear Garden
- TAX=D EPC=C
- Must Be Viewed!



ENTRANCE HALL

To the side of the front door is a lockable storage cupboard leading into the Hall with Cloakroom off incorporating a white suite with pedestal wash hand basin & WC and a separate cloaks cupboard.

PLAYROOM

20'6 x 7'4 (6.25m x 2.24m)

KITCHEN

15'1 max x 11'8 max (4.60m max x 3.56m max)
This well fitted kitchen offers a comprehensive range base and wall units finished in a dark gray gloss with complimentary work surfaces and integrated appliances including stainless steel fronted double electric oven, hob unit & extractor hood, dishwasher; dark composite sink & drainer, recessed ceiling spotlights. French doors leading out to rear garden.

FIRST FLOOR ACCOMMODATION

Landing leading to:

LIVING ROOM

15'1 x 13'5 (4.60m x 4.09m)

Fire surround and hearth plus electric fire.

BEDROOM 3

8'9 x 8'4 (2.67m x 2.54m)

BATHROOM

6'1 x 5'4 (1.85m x 1.63m)

Has white suite including bath with shower attachment, pedestal wash hand basin, low flush WC with bidet shower nearby, extractor fan, recessed ceiling spotlights.

SECOND FLOOR ACCOMMODATION

Landing with cupboard housing water cylinder.

MASTER BEDROOM SUITE

15'1 x 13'6 (inclusive) (4.60m x 4.11m (inclusive))
Large bedroom suite with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER 1

Half tiled walls, a white suite with curved plumbed shower enclosure, vanity wash hand basin, low flush WC with bidet shower nearby, heated towel warmer/radiator, recessed ceiling spotlights.

BEDROOM 2 SUITE

13'7 x 8'10 (4.14m x 2.69m)
Large bedroom suite with fitted wardrobes and en-suite shower room.

EN-SUITE SHOWER 2

Half tiled walls, a white suite with moulded plumbed shower enclosure, wash hand basin, low flush WC, heated towel warmer/radiator, recessed ceiling spotlights.

OUTSIDE

To the front of the property is a block paved drive for one car, small grass patch and path leading to the rear garden.

Rear garden has a lawn area and paved patio.
Fencing to three elevations.

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 UPVC double glazed frames.

COUNCIL TAX - From an online check we are led to

believe that the Council Tax band for this property is Band D (East Riding Of Yorkshire Council). We would recommend tenants make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

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 (£230.76). 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.

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

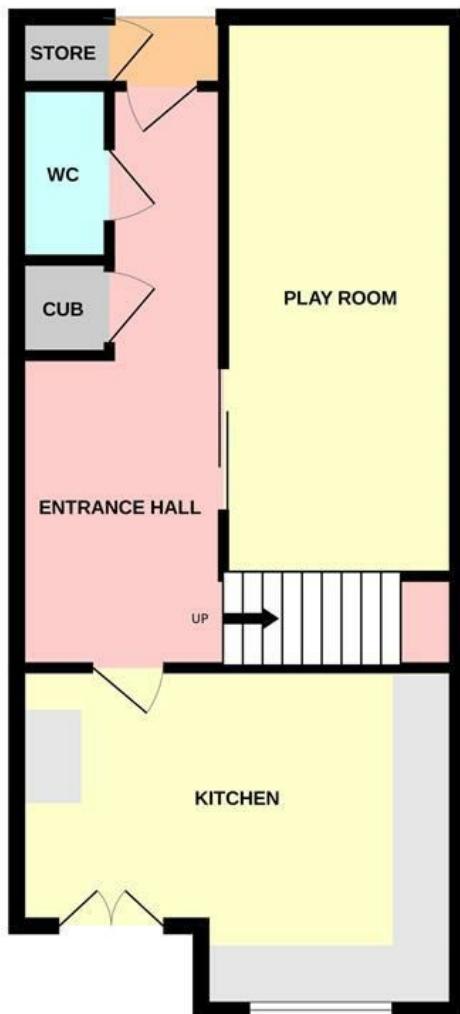


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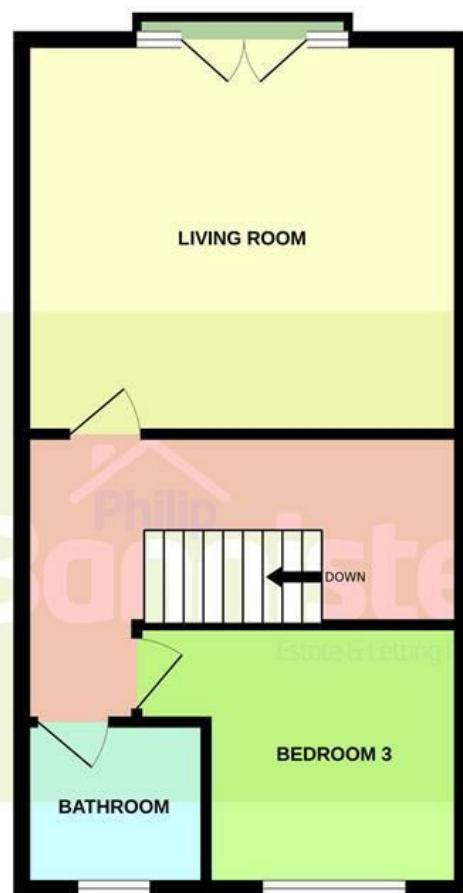
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In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. 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: Graham & Rosen £120 Hamers £100 Lockings Solicitors £100

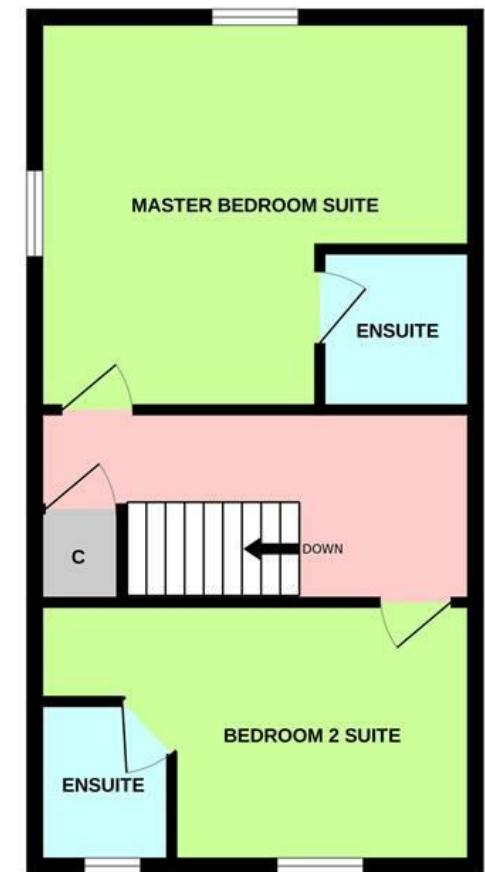
GROUND FLOOR



1ST FLOOR



2ND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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