



**Liberty Park, Brough, HU15 1FS**  
£650 Per Calendar Month



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Platinum Collection

## **Liberty Park, Brough, HU15 1FS**

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Offered Unfurnished - A delightful and well presented 2 bedroom property in Brough which benefits from fitted wardrobes, downstairs cloakroom and an allocated parking space. View early to avoid disappointment.



# Liberty Park, Brough, HU15 1FS

## Key Features

- OFFERED UNFURNISHED
- SOUGHT AFTER LOCATION
- 2 BEDROOMS
- OPEN PLAN LIVING SPACE
- DOWNSTAIRS CLOAKROOM
- ALLOCATED PARKING
- EPC = 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>	<b>85</b>	<b>86</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	

## BROUGH

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

A handy space providing access to the cloakroom and the living room.

## CLOAKROOM

With WC and sink unit.

## OPEN PLAN LIVING/KITCHEN

Open plan space with kitchen, dining area and living room. Kitchen comprises of white gloss wall and base units with contrasting work surfaces. Appliances include Gas Hob, Electric Oven, Extractor fan and compulsory items include Fridge/Freezer and Washing Machine.

## BEDROOM 1

Bedroom of double proportions with fitted wardrobes and window to the front elevation.

## BEDROOM 2

A bedroom of double proportions with single fitted wardrobe.

## BATHROOM

Three piece bathroom suite comprising of panelled bath with overhead shower, WC and sink unit.

## EXTERNAL

There is one allocated parking space to the front of the property.

## 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 sealed unit double glazing.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (East Riding Of Yorkshire Council). We would recommend a purchaser make their own enquiries to verify this.

## VIEWING

Strictly by appointment with the sole agents.

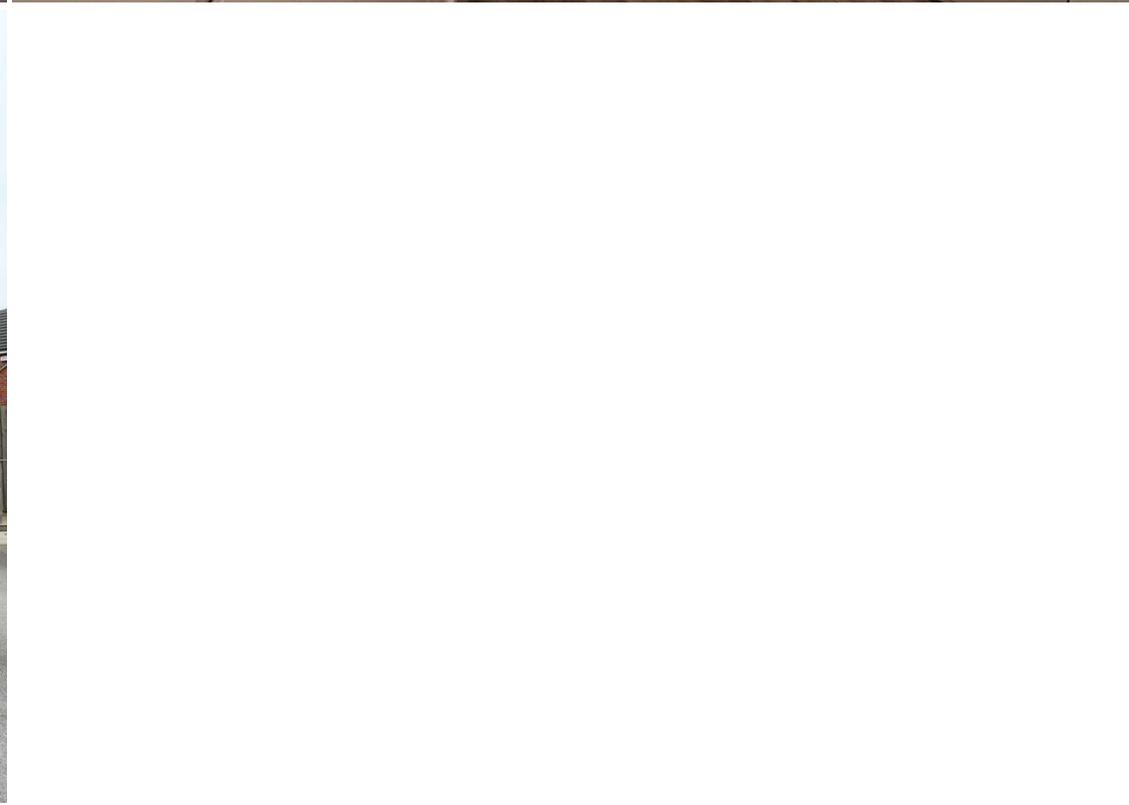
## TENANCY INFORMATION

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 (£150). 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 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 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 £150 (£125+VAT), Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)











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