



Garden Court, Tremayne Avenue, Brough, HU15 1BF
£860 Per Calendar Month



Platinum Collection

Garden Court, Tremayne Avenue, Brough, HU15 1BF

OFFERED PART FURNISHED -Tucked away in a secluded position yet conveniently close to local amenities, this well-presented two bedroom bungalow offers flexible accommodation arranged over two floors and can be offered part furnished. The accommodation briefly comprises an entrance hall leading to a comfortable lounge, a kitchen with appliances, a fitted bedroom, bathroom and a useful study to the ground floor, while the first floor provides a spacious bedroom. Externally, the property enjoys gardens to both the front and rear, along with access to attractive communal gardens, creating a pleasant setting.



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Key Features

- OFFERED PART FURNISHED
- 2 Bedroom Bungalow (1 First Floor Bedroom)
- Spacious Lounge
- Fitted Kitchen With Appliances
- Modern Bathroom
- Useful Study
- Front & Rear Gardens
- Secluded Location
- EPC = C
- Council Tax = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	74	80
(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 over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

With access to the accommodation at ground floor level.

LOUNGE

Accessed via double doors from the hallway, with a window to the front elevation. Half height opening to the kitchen.

KITCHEN

With wall and base units, worksurfaces beneath a tiled splashback, double oven, hob and extractor hood, stainless steel sink unit, fridge freezer and washing machine.

BEDROOM 1

A double bedroom with fitted wardrobes.

BATHROOM

A modern bathroom which is fitted with a bath, WC and vanity wash basin. Heated towel rail and partial tiling.

STUDY

With doors leading to the rear garden and a staircase to the first floor.

BEDROOM 2

A spacious bedroom with fitted storage and two Velux windows.

OUTSIDE

There is a gravelled front garden, gravelled rear garden with patio area.

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 B. (East Riding Of Yorkshire). We would recommend a tenant 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.

VIEWINGS.

Strictly by appointment with the sole agents.

FURNISHINGS DISCLAIMER

The furnishings are gifted to the property for the use of a tenant but will not be maintained by the landlord

TENANCY INFO

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 (£198.46). 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.





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Platinum Collection

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