



Sandringham Road, Brough, HU15 1UE
£875 Per Calendar Month



Platinum Collection

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This fabulous furnished property in the heart of Brough is furnished to the highest standard. With 3 bedrooms, 2 En-suites, a separate bathroom and a downstairs cloakroom. Property also benefits from a lovely dining kitchen, enclosed rear garden, a driveway and an integral garage.



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Key Features

- 3 Bedroom Townhouse
- Beautifully Furnished Property
- 2 En-suites
- Family Bathroom and Cloakroom
- Integral Garage
- Private Rear Garden
- Off-Street Parking
- Dining Kitchen



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			73
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		69	79
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

With cloakroom, utility cupboard and integral garage off.

DINING KITCHEN

Stunning dining kitchen with island and french doors to rear garden.

FIRST FLOOR ACCOMMODATION;

LIVING ROOM

Generous living space with Juliet balcony.

BEDROOM 3

BATHROOM

With 3 piece suite comprising of panelled bath, low flush WC, pedestal sink.

SECOND FLOOR ACCOMMODATION;

BEDROOM 1

With varied furnishings and en-suite

EN-SUITE

With 3 piece suite comprising of low flush WC, pedestal sink and enclosed shower cubicle.

BEDROOM 2

With varied furnishings and en-suite

EN-SUITE

With 3 piece suite comprising of low flush WC, pedestal sink and enclosed shower cubicle.

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 or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. 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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