



Millias Close, Brough, HU15 1GP
£700 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - This spacious ground floor two-bedroom apartment boasts generous and well-presented accommodation throughout. The property features a welcoming entrance hall, a bright and airy bay-fronted lounge diner, and a fitted kitchen complete with integrated appliances. Both double bedrooms benefit from fitted wardrobes, with the principal bedroom enjoying an en-suite shower room, complemented by a separate apartment bathroom. Additional benefits include intercom access from the main entrance and an allocated parking space.



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Key Features

- OFFERED UNFURNISHED
- Spacious Ground Floor Apartment
- 2 Double Bedrooms (Fitted)
- En-Suite & Bathroom
- Kitchen With Integral Appliances
- Bay Fronted Lounge Diner
- Allocated Parking To Rear
- 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	80	81
(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 located upon the ground floor of this purpose-built apartment complex and comprises:

COMMUNAL ENTRANCE

Allowing access to the building with an intercom system. The entrance leads to the apartment.

ACCOMMODATION

ENTRANCE HALL

Allowing private access to the property, a spacious hallway leads to the internal accommodation. There is an built-in cupboard housing a water tank and the intercom control.

LOUNGE DINER

12'2" x 18'5" incl bay (3.71 x 5.61 incl bay)

A spacious reception room with ample space for both living and dining suites. There are wall mounted cabinets and a bay window.

KITCHEN

10'2" x 8'0" (3.10 x 2.44)

Fitted with a range of shaker style wall and base units mounted with complementary work surfaces beneath tiled splashbacks, a 1 ½ bowl sink unit and drainer with mixer tap beneath a window and a selection of integrated appliances include electric oven, four ring gas hob with extractor hood, dishwasher, fridge freezer and space and plumbing for an automatic washing machine.

BEDROOM 1

13'5" x 9'0" (4.09 x 2.74)

A large double bedroom with fitted mirror fronted sliding wardrobes, a window to the rear and access to en-suite facilities.

EN-SUITE

Fitted with a WC, pedestal wash basin and a shower cubicle with inset tiling. There is further half height tiling and a heated towel rail.

BEDROOM 2

10'0" x 10'7" (3.05 x 3.23)

A second double bedroom with fitted wardrobes and a window to the front elevation.

BATHROOM

8'6" x 6'3" (2.59 x 1.91)

Fitted with a three piece suite comprising panelled bath with mixer shower, pedestal wash basin and a WC. There are partially tiled walls, a tiled floor and a heated towel rail.

OUTSIDE

There are communal garden areas surrounding the apartment complex.

PARKING

There is a designated parking space to the rear of the building.

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.

SECURITY - The property has the benefit of an intercom system.

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.

VIEWINGS

Strictly by appointment with the sole agents.

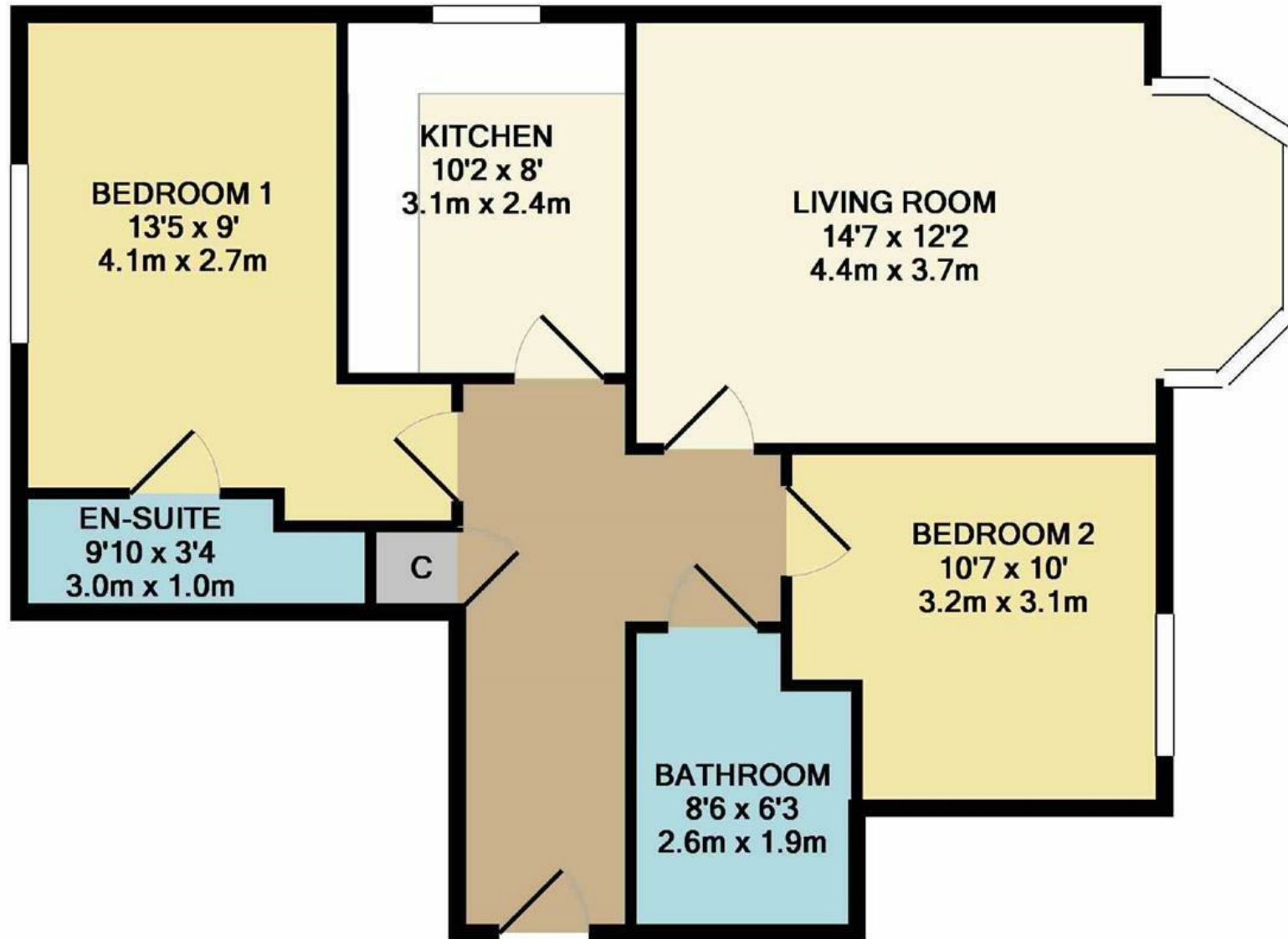
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therefore refer also to the room measurements detailed within this brochure.

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