



**Grange Park, Brough, HU15 1AA**  
£900 Per Calendar Month





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Platinum Collection

## Grange Park, Brough, HU15 1AA

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OFFERED UNFURNISHED - This recently renovated 3 bedroom semi-detached home occupies a corner position within an established residential area. The property is conveniently located close to the centre of the village and offers a versatile range of accommodation which includes an entrance hall, dual aspect living room, kitchen day room lobby with a utility room and a WC. To the first floor there are 3 excellent sized bedrooms and a bathroom. Outside there are gardens to the front, side and rear with excellent off road parking and a garage.



# Grange Park, Brough, HU15 1AA

## Key Features

- OFFERED UNFURNISHED
- Spacious Semi-Detached Home
- Recently Refurbished
- 3 Good Sized Bedrooms
- Kitchen Day Room
- Ground Floor WC
- Front & Rear Gardens
- Driveway & Garage
- ER-D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	58	80
England & Wales		
EU Directive 2002/91/EC		



## ACCOMMODATION

Arrange over two floors, comprising:

### GROUND FLOOR

#### ENTRANCE HALL

With access to the property and a staircase leading to the first floor

#### LIVING ROOM

16'11 x 105' (5.16m x 32.00m)

A dual aspect reception room with windows to the front and rear.

#### KITCHEN

12'2 x 7'6 (3.71m x 2.29m)

A modern fitted kitchen with a range of wall and base units, worksurfaces, splashbacks, sink unit, oven and hob.

#### DINING ROOM

9'2 x 12'4 (2.79m x 3.76m)

Located off the kitchen is this second reception room, with a window to the front elevation

#### LOBBY

With a door leading in from the rear. Access to a storage cupboard with wall mounted boiler

#### UTILITY/STORE

9'5 x 9'2 (2.87m x 2.79m)

With fitted wall and base units and a window to the front elevation

#### WC

Fitted with a low flush WC and a window to the side elevation

### FIRST FLOOR

## LANDING

With a window to the rear and access to the first floor accommodation

#### BEDROOM 1

9'2 x 12'4 (2.79m x 3.76m)

A spacious double bedroom with a window to the front and a fitted cupboard above the stairwell

#### BEDROOM 2

8'8 x 10'7 (2.64m x 3.23m)

A second double bedroom with fitted drawers, wardrobes, bedside cabinet and overhead storage

#### BEDROOM 3

7'6 x 9'5 (2.29m x 2.87m)

A good sized third bedroom with a window to the rear

#### BATHROOM

Fitted with a four piece suite comprising WC, pedestal wash basin, panelled bath and a shower cubicle. There is tiling to the walls and a window to the rear

#### OUTSIDE

To the front of the property there is a gravelled garden with a gated footpath leading to the property. A further gravelled area is beyond the driveway which leads to the point of the boundary. The rear garden features a large patio area with low-level walling. There are areas of lawn, planting beds and a gravelled section beyond the patio

#### DRIVEWAY & GARAGE

A concrete driveway provides off street parking and leads to a pre-fabricated garage with an up and over door and a side personnel door

## 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 (£207.69). 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.

## 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.

## VIEWINGS

Strictly by appointment with the sole agents.

## AGENT 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 I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100

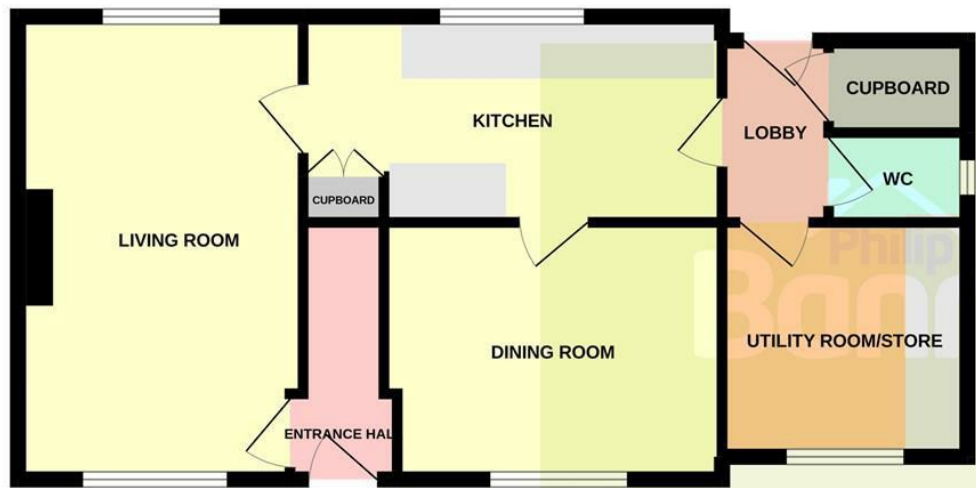




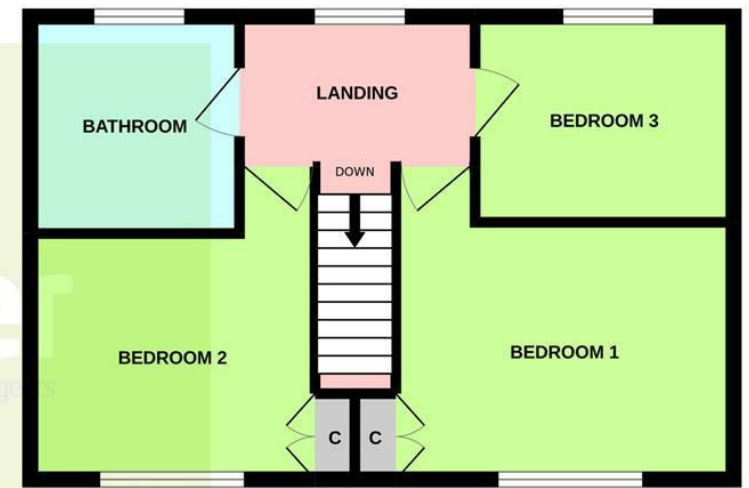




GROUND FLOOR  
568 sq.ft. (52.8 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

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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