



Munstead Way, Brough, HU15 1FN
£875 Per Calendar Month



Platinum Collection

Munstead Way, Brough, HU15 1FN

OFFERED UNFURNISHED - this modern three bedroom home arranged over two floors and providing contemporary open plan living, the property features a fitted kitchen with upgraded units and a useful utility/WC off, sliding doors open to a generous rear living room with French doors opening to a west facing garden beyond. At first floor level, there are three bedrooms and a modern bathroom with shower facility. There is a double length driveway and an enclosed lawned garden to the rear.



Munstead Way, Brough, HU15 1FN

Key Features

- OFFERED UNFURNISHED
- Modern 3 Bedroom Home
- Open Plan Living
- Fitted Kitchen
- Generous Living Room
- Utility/WC
- Double Length Driveway
- West Facing Rear Garden
- Longer Term Tenant Desirable
- EPC = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	76	77
(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	

LOCATION

Munstead Way is a modern residential cul-de-sac which can be found off Ruskin Way in Brough. The popular village lies approximately ten miles to the West of Hull and has an excellent array of local facilities including a Morrisons 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.

ACCOMMODATION

The property is arranged over two floors and comprises:

KITCHEN

14'6" x 13'8" (4.42m x 4.17m)
Allowing access to the property through the residential entrance door, the Kitchen is fitted with a range of contemporary white fronted wall and base units mounted with contrasting dark work surfaces and matching upstands and tiling. There is a stainless steel sink unit with mixer tap, integrated electric oven, gas hob with stainless steel splashback and concealed extractor. There is space for a fridge freezer, window to the front elevation and Utility/WC off. Double sliding doors open to the Living Room

UTILITY ROOM/WC

Fitted with matching base units and work surfaces to those of the Kitchen, with a stainless steel sink unit and mixer tap, space and plumbing for an automatic washing machine, a white WC and a wall mounted combination boiler

LIVING ROOM

14'6" x 13'8" (4.42m x 4.17m)
A spacious Living Room which enjoys windows and French doors opening to the west facing garden, a staircase leads to the first floor and there is an open area beneath which is ideal for a dining table. A sliding door opens to a useful storage cupboard

LANDING

With access to the accommodation at first floor level. There is a loft hatch to the roof space and a built-in storage cupboard

BEDROOM 1

13'8" x 8'8" (4.17m x 2.64m)
The master double Bedroom features fitted wardrobes and a mirror to the front elevation

BEDROOM 2

8'6" x 6'9" (2.59m x 2.06m)
With a window to the front elevation

BEDROOM 3

8'9" x 6'7" (2.69m x 2.03m)
With a window to the front elevation

BATHROOM

Fitted with a modern white three piece suite comprising WC, pedestal wash basin and a panelled bath with mixer shower and a tiled splashback, heated towel rail and a window to the side elevation

OUTSIDE

FRONT

To the front of the property there is a small gravel area and a step leading to the residential entrance door

REAR

An excellent sized rear garden which is mainly laid to lawn, there is a paved patio adjoining the property and a footpath leading to two garden sheds

DRIVEWAY

A double length driveway allows parking for two vehicles and there is gated access to the rear garden

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 - Council Tax Band 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 tenants make their own enquiries to verify this.

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 (£201.92). 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 you application is successful, the



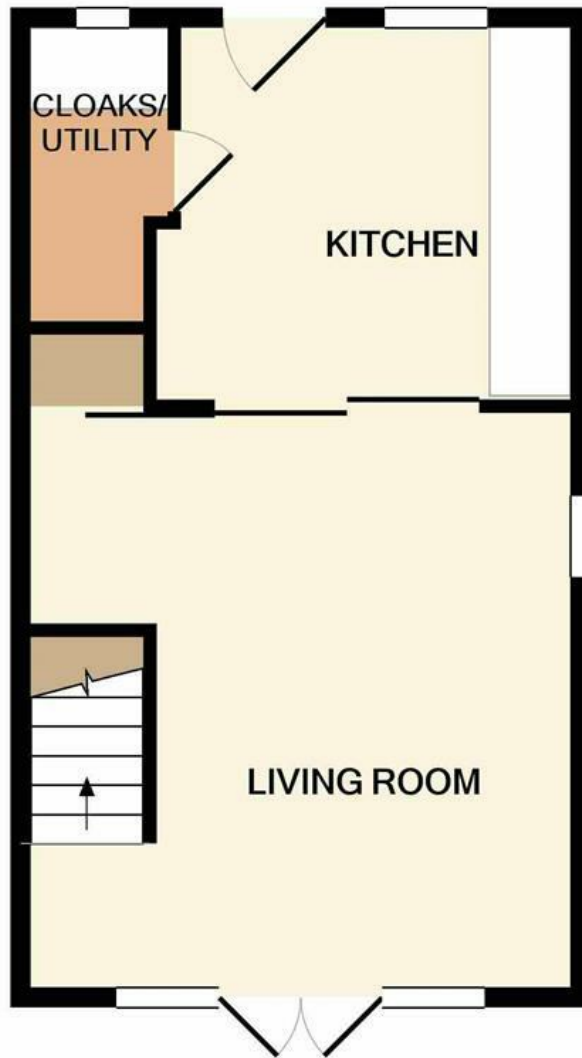
holding deposit then forms part payment of your first months rent.

AGENTS NOTES

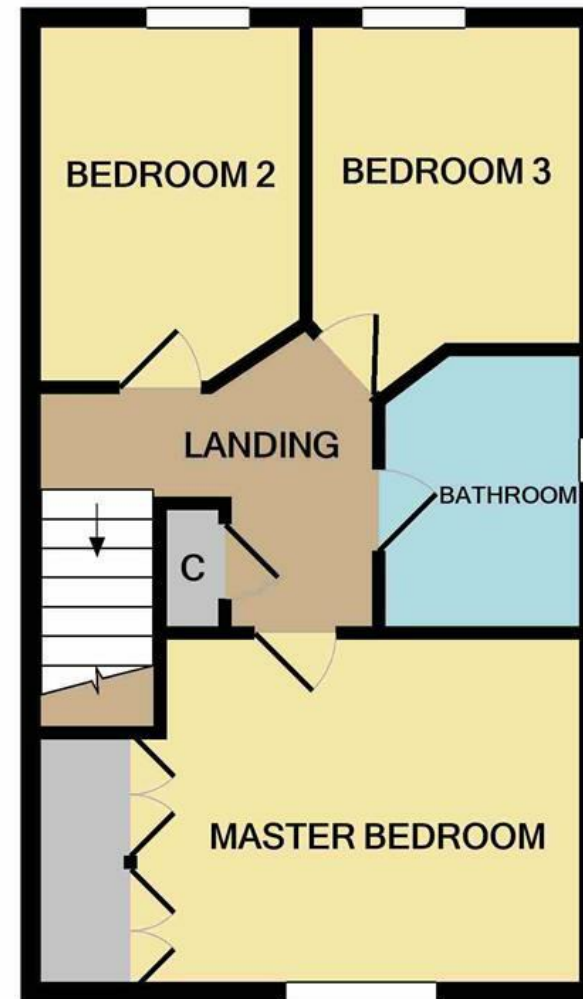
Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all 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 NTSEAT 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)



GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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
 Made with Metropix ©2020



Platinum Collection