



**Welton Road, Brough, HU15 1DL**  
£595 Per Calendar Month



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Platinum Collection

## Welton Road, Brough, HU15 1DL

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OFFERED UNFURNISHED - This beautifully proportioned one double-bedroom apartment, set on the first floor of a charming period conversion, offers move-in ready comfort in a central location. The property features a welcoming lounge with a cast iron fireplace, a modern kitchen and bathroom, and a spacious double bedroom. Adding to its appeal, the apartment boasts a private courtyard garden at the front, and a garage to the rear, providing valuable off-street parking or storage.



# Welton Road, Brough, HU15 1DL

## Key Features

- OFFERED UNFURNISHED
- Well Presented 1st Floor Apartment
- Ideal For A First Time Buyer
- 1 Double Bedroom
- Modern Kitchen & Bathroom
- Private Front Garden Area
- Garage To The Rear
- Central Location
- EPC = C / Council Tax = A



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
|                                             | 73                      | 77        |
| England & Wales                             | EU Directive 2002/91/EC |           |

## ACCOMMODATION

The property is arranged at first floor level and comprises:

### GROUND FLOOR

#### ENTRANCE HALL

A private entrance hall with a timber door leads to a staircase to the first floor.

#### FIRST FLOOR

#### LANDING

With access to the accommodation at first floor level.

#### LOUNGE

12'11 x 9'10 (3.94m x 3.00m)

An attractive front facing lounge with a window to the elevation. There is a feature cast iron fireplace and a 'school house' radiator.

#### KITCHEN

6'2 x 9'11 (1.88m x 3.02m)

Fitted with a range of shaker style wall and base units with marble effect worksurfaces beneath a tiled splashback. There is a stainless steel sink unit beneath a high level window to the side elevation, space is available for a freestanding oven and a larger fridge freezer. Positioned off the kitchen is a useful storage cupboard which houses a modern boiler and plumbing for an automatic washing machine.

#### BATHROOM

6'7 x 6'8 (2.01m x 2.03m)

Fitted with a modern three piece suite comprising WC, pedestal wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There are partially tiled walls, a high level window to the front elevation and a 'school house' radiator.

## DOUBLE BEDROOM

13'1 x 11'9 (3.99m x 3.58m)

A spacious double bedroom with a window to the front elevation and a useful storage cupboard/wardrobe above the stairwell.

### OUTSIDE

To the front there is a small private garden with raised shrub borders and a walled patio area.

### GARAGE

Within a courtyard to the rear of the property is a garage.

## 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 A. (East Riding Of Yorkshire). We would recommend a purchaser make their own enquiries to verify this.

## TENANCY INFO

A minimum of 12 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 (£137.30). 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.

## 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.

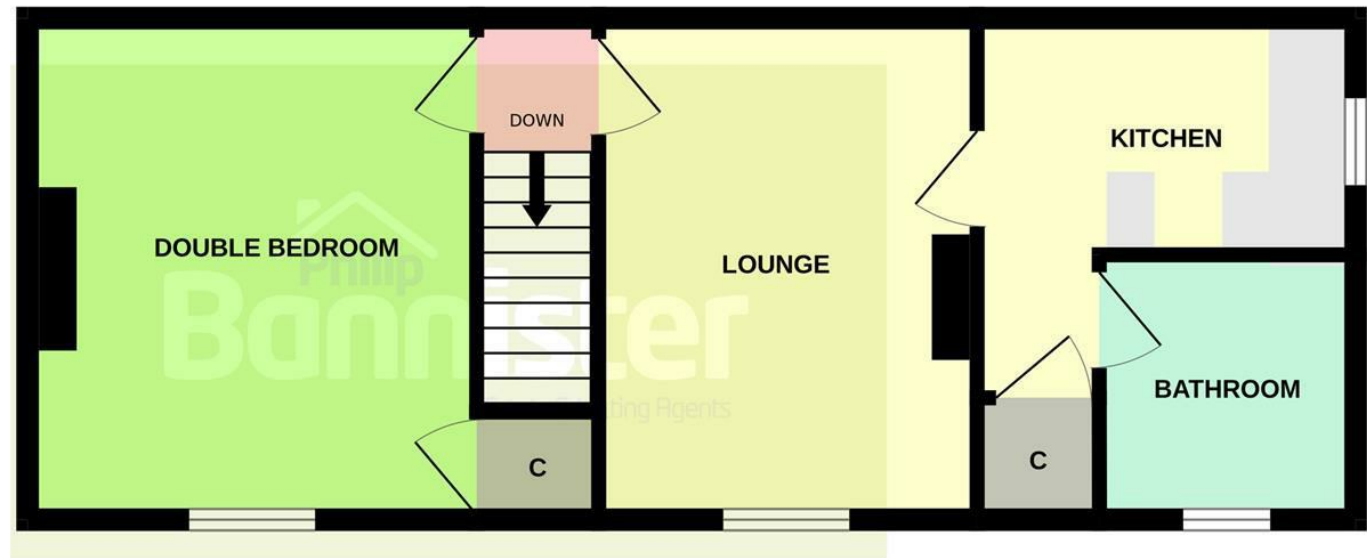
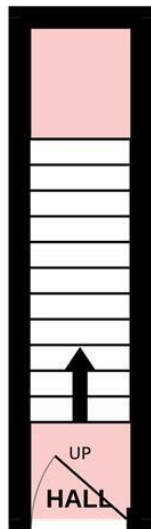
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GROUND FLOOR  
42 sq.ft. (3.9 sq.m.) approx.

FIRST FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 488 sq.ft. (45.3 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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