



**Myrtle Way, Brough, HU15 1SR**  
£1,150 Per Calendar Month





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Platinum Collection

## **Myrtle Way, Brough, HU15 1SR**

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This fabulous detached family home is situated in the heart of Brough. With immaculately well presented and generous living accommodation along with well proportioned bedrooms. The property is immediately available to view and will be available to move in early/mid February.





# Myrtle Way, Brough, HU15 1SR

## Key Features

- Available Early/Mid February
- View Now
- 3 Bedrooms
- Immaculately Presented
- Enclosed Rear Garden
- Off-Street Parking & Garage
- Desirable Location
- EPC =



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		
<b>England &amp; Wales</b>	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.

## GROUND FLOOR;

### LIVING ROOM

A generous living room with feature fireplace and French doors leading to the Conservatory.

### CONSERVATORY

A versatile reception space overlooking the rear garden.

### KITCHEN

### DINING ROOM

A further reception space utilised as a dining area.

### WC

With low flush WC and a wash hand basin.

## FIRST FLOOR;

### BEDROOM 1

A bedroom of double proportions with fitted wardrobes and access to the en-suite.

### EN-SUITE

With a three piece suite comprising of a shower enclosure, low flush WC and a wash hand basin.

### BEDROOM 2

A further double bedroom with fitted wardrobes.

### BEDROOM 3

A generous single bedroom.

### BATHROOM

With a three piece suite comprising of a panelled bath, a low flush WC and a wash hand basin.

## 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 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 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)

## 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 (£265.38). 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.

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

VIEWING - Strictly by appointment with the sole agents.

FIXTURES & FITTINGS - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

### **EXTERNAL**

The property benefits from gardens to the front and rear of the property.

### **GARAGE & PARKING**

Accessed via the rear of the property with a driveway in front of a single garage.



















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