



**Blackburn Avenue, Brough, HU15 1BD**  
£550 Per Calendar Month



Platinum Collection

## **Blackburn Avenue, Brough, HU15 1BD**

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OFFERED UNFURNISHED - A 1 bedroom mews home situated in a popular cul-de-sac close to a range of amenities. The property is arranged over two floors and features a kitchen to the ground floor, first floor lounge, bedroom and shower room. Outside there is courtyard parking with 2 allocated spaces.



# Blackburn Avenue, Brough, HU15 1BD

## Key Features

- OFFERED UNFURNISHED
- 1 Bedroom Mews Home
- First Floor Lounge, Bedroom, Bathroom
- Ground Floor Kitchen
- Modern Fittings
- 2 x Courtyard Parking Spaces
- EPC = D
- Council Tax = A



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92-plus) <b>A</b>	
(81-91) <b>B</b>	<b>85</b>
(69-80) <b>C</b>	
(55-68) <b>D</b>	<b>67</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

## ACCOMMODATION

### GROUND FLOOR

### KITCHEN

A fitted kitchen with oven, hob and extractor hood.

### FIRST FLOOR

### LOUNGE

### DOUBLE BEDROOM

### SHOWER ROOM

With walk-in shower, WC and wash basin.

### OUTSIDE

### PARKING

Courtyard parking for 2 vehicles.

## 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.

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.

## VIEWINGS

Strictly by appointment with the sole agents.

## 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 (£126.92). 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 your application is successful, the holding deposit then forms part payment of your first months rent.

















**Philip**  
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Estate & Letting Agents

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