



Etherington Field, Brough, HU15 1UL
£1,500 Per Calendar Month



Platinum Collection

Etherington Field, Brough, HU15 1UL

OFFERED UNFURNISHED - A stylish 4-bedroom family home overlooking a small woodland. The heart of the home is the open-plan kitchen, dining, and family area, designed for both entertaining and everyday life, and seamlessly connected to an adjoining utility room. The front-facing lounge offers views towards a small woodland, while the contemporary family bathroom caters to the household's needs. The luxurious bedroom features a contemporary en suite. Outside there is a rear garden, driveway parking and a garage.



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Key Features

- OFFERED UNFURNISHED
- Detached Home
- 4 Bedrooms
- Open Plan Kitchen, Dining And Family Area
- En-Suite To Bedroom 1
- Ground Floor Cloakroom/WC
- Utility Room
- Side Driveway
- Detached Garage
- EPC = B



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		94
(81-91) B	84	
(69-80) C		
(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	

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM/WC

With a two piece suite.

LOUNGE

16'3 incl bay x 11'7 (4.95m incl bay x 3.53m)
With a bay window.

FAMILY DINING KITCHEN

KITCHEN

9'6 x 10'11 (2.90m x 3.33m)
With a host of integral appliances which include a double oven, hob, extractor hood, fridge freezer, dishwasher and drinks fridge.

FAMILY DINING AREA

14'8 x 9'6 (4.47m x 2.90m)
With doors opening to the rear garden and access to a large store.

UTILITY ROOM

5'7 x 6' (1.70m x 1.83m)
With a door leading to the driveway.

FIRST FLOOR

LANDING

With a airing cupboard.

BEDROOM 1

11'4 x 9'11 (3.45m x 3.02m)

EN-SUITE

Fitted with a three piece suite.

BEDROOM 2

11'4 x 9'11 (3.45m x 3.02m)

BEDROOM 3

9'11 x 9'5 (3.02m x 2.87m)

BEDROOM 4

7'10 x 10'5 (2.39m x 3.18m)

BATHROOM

Fitted with a three piece suite.

OUTSIDE

Gardens to the front and rear.

DRIVEWAY & GARAGE

Providing off street parking to the side of the property.

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 . (East Riding Of Yorkshire). We would recommend a tenant 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 (£346.15). 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.

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

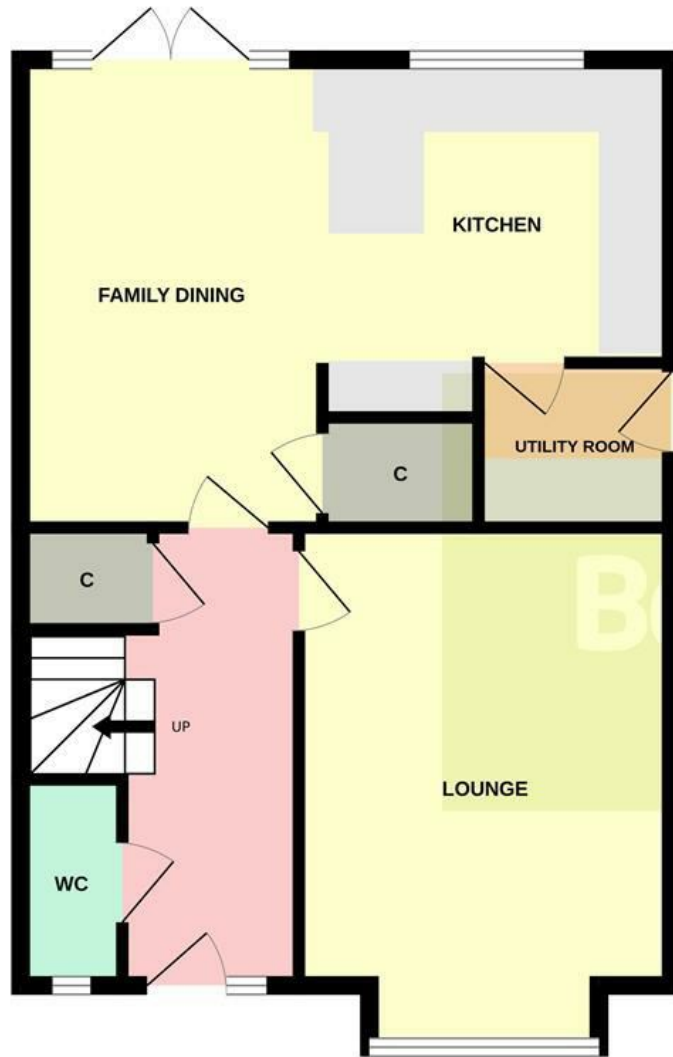


particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will 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.

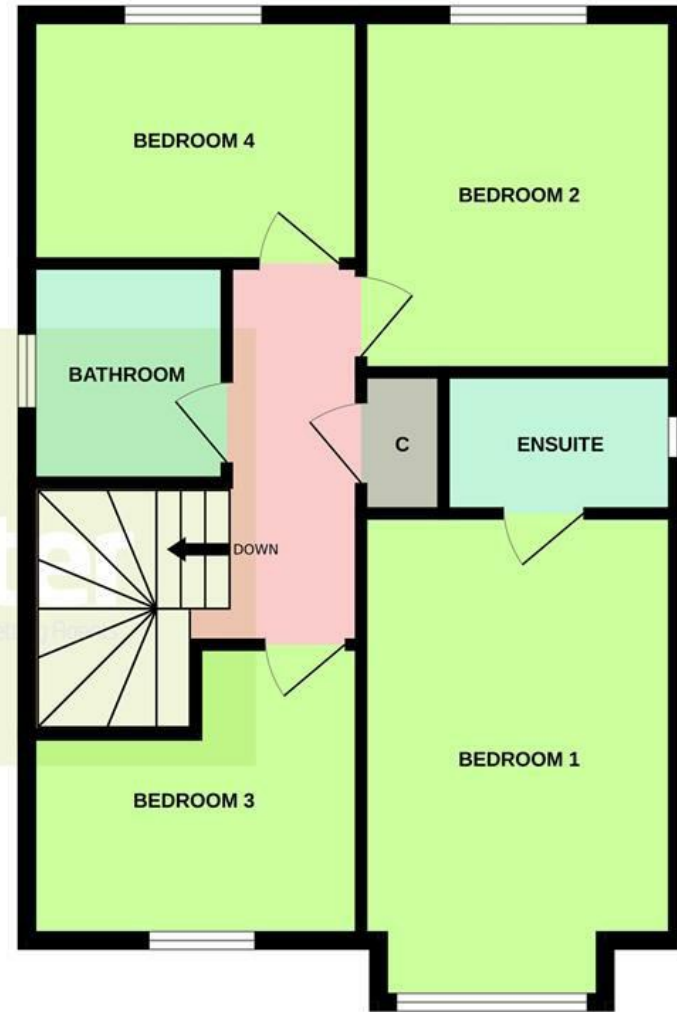
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys.
Typical Financial Services referral fee: KC Mortgages £200: Solicitors: Brewer Wallace Solicitors £100
Graham & Rosen Solicitors £125 Lockings Solicitors £100 Hames Solicitors £100



GROUND FLOOR
606 sq.ft. (56.3 sq.m.) approx.



1ST FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 1211 sq.ft. (112.5 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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