



Blackburn Avenue, Brough, HU15 1BD
£995 Per Calendar Month



Platinum Collection

Blackburn Avenue, Brough, HU15 1BD

OFFERED UNFURNISHED - Enjoying a sought-after location near local amenities, this well-presented detached 3-bedroom home boasts modern fittings and a thoughtful layout. The property features an entrance hall, a convenient cloaks/WC, a comfortable lounge, and a spacious dining kitchen. The three bedrooms include a master with an en-suite, complemented by a stylish family bathroom. Outside, the home is enhanced by gardens at the front and rear, a side driveway, and a garage, offering both practicality and charm.



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Key Features

- OFFERED UNFURNISHED
- Detached Home
- 3 Bedrooms
- 2 Bath/Shower Rooms
- Full Width Dining Kitchen
- Ground Floor Cloaks/WC
- Gardens To Front & Rear
- Driveway & Garage*
- EPC = D
- Council Tax = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		84
(69-80)	C	68	
(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	

ACCOMMODATION

Arranged over two floors.

GROUND FLOOR

ENTRANCE HALL

With a staircase to the first floor.

CLOAKROOM/WC

With a two piece suite.

LOUNGE

Front facing, with double doors to:

DINING KITCHEN

With fitted wall and base units, built in oven, hob and extractor. French doors opening to the garden.

FIRST FLOOR

LANDING

BEDROOM 1

With fitted wardrobes.

EN-SUITE

With a modern 3 piece suite.

BEDROOM 2

BEDROOM 3

BATHROOM

Fitted with a three piece bathroom suite.

OUTSIDE

Front and rear gardens, side driveway and garage (currently converted to a bar area)*

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

(£229.61). 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

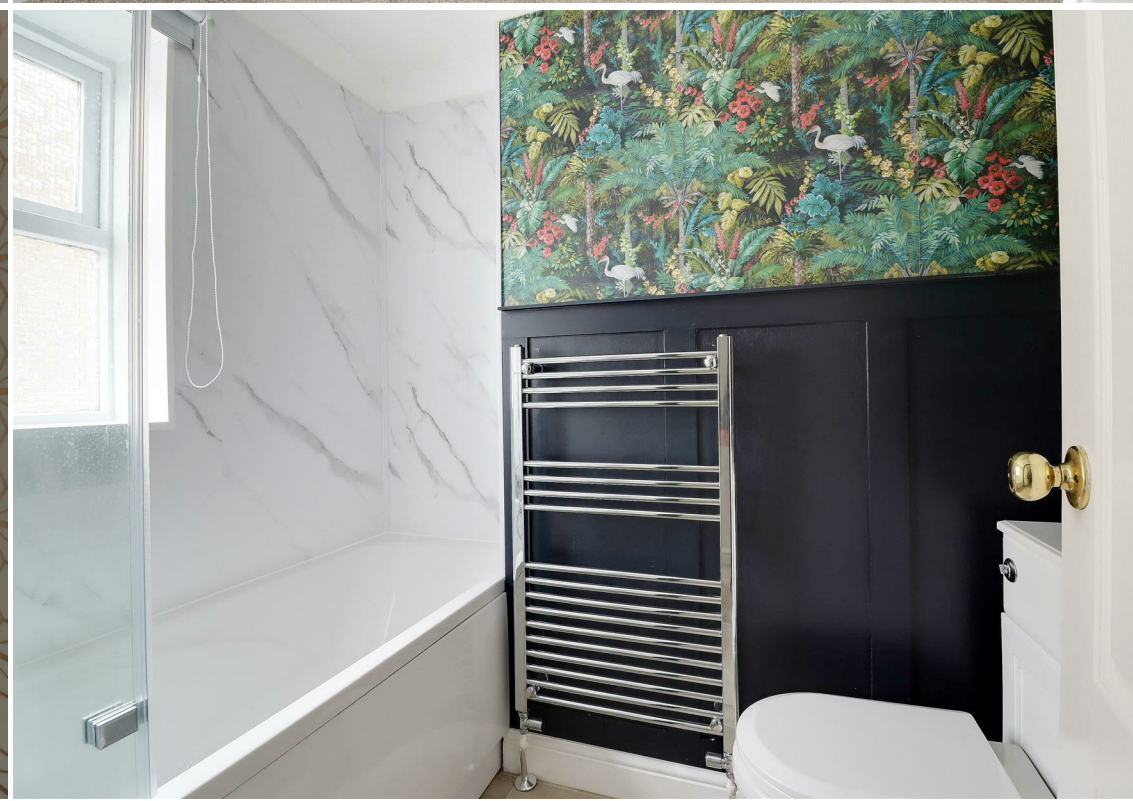
given false/misleading statements within the above

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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