



Aspen Walk, Brough, HU15 1TB
£900 Per Calendar Month



Platinum Collection

Aspen Walk, Brough, HU15 1TB

OFFERED UNFURNISHED - This Well Presented Terraced Property located on this cul-de-sac off Broadley Way. The property has gas central heating & uPVC double glazing.

The accommodation comprises: Entrance Hall with WC off, Living Room with Dining Area, Conservatory, Kitchen, 3 Bedrooms (1 en-suite) and family Bathroom. Off-street parking and delightful rear garden.



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Key Features

- OFFERED UNFURNISHED
- Well Presented Mid Terraced Property
- Cul-de-sac Position off Broadley Way
- Entrance Hall with WC off
- Living Room/Dining Area & Conservatory
- 3 Bedrooms (1 with en-suite Shower Room)
- Family Bathroom
- Delightful Rear Garden & Off-street Parking
- Tax=C EPC=C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		99
(92-plus) A		
(81-91) B		
(69-80) C	69	
(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	

ENTRANCE HALL

Welcoming entrance hall with stairs and WC off.

WC

With low flush WC and a wash hand basin.

LIVING ROOM

A generous living space with feature fireplace, French doors and open to the dining area.

DINING AREA

Flexible reception space with doors leading to the conservatory.

CONSERVATORY

A handy addition providing further reception space.

KITCHEN

This well fitted kitchen offers a comprehensive range of floor and wall units. Integrated electric oven, gas hob unit & extractor hood; ceramic sink unit. PLEASE NOTE free standing appliances in picture will not be remaining.

FIRST FLOOR;

BEDROOM 1

A bedroom of double proportions with two windows and access to the en-suite.

EN-SUITE

With a three piece suite comprising of a shower cubicle and a vanity unit housing a WC and a wash hand basin.

BEDROOM 2

A bedroom of double proportions with window to the rear elevation

BEDROOM 3

A generous bedroom with window to the rear elevation.

BATHROOM

A four piece suite comprising of a shower cubicle, panelled bath low flush WC and a wash hand basin.

EXTERNAL;

Driveway to the front and a private enclosed rear garden.

STORE

Integral storage space.

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 (£207,69). 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.

TENURE

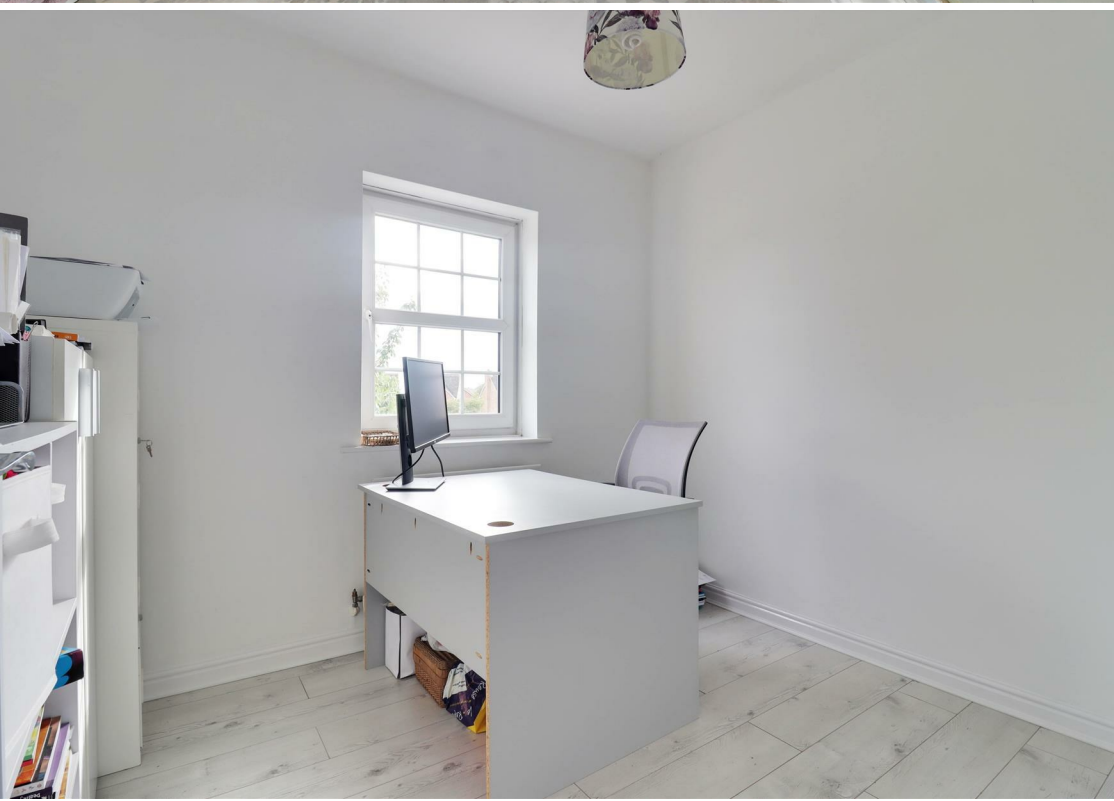
We understand that the property is Freehold.

AGENTS NOTES

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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)







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