



Pinfold, Brough, HU15 2EZ
£850 Per Calendar Month



Platinum Collection

Pinfold, Brough, HU15 2EZ

OFFERED PART-FURNISHED - This superbly modernised stone-built cottage offers fabulously extended accommodation, beautifully presented throughout and blending contemporary comfort with traditional charm. An attractive front-facing lounge with a wood-burning stove creates a warm and inviting living space, while the impressive extended dining kitchen boasts a range of fitted appliances, a stylish breakfast bar, and doors opening directly onto the rear garden. A useful cloakroom/WC completes the ground floor. Upstairs, there are two well-proportioned bedrooms and a well-appointed shower room. Externally, the property benefits from a generous rear garden and occupies a convenient position within the village.



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Key Features

- OFFERED PART-FURNISHED
- Modernised 2 Bedroom Cottage
- Open Plan Breakfast Kitchen
- Attractive Lounge With Wood Burning Stove
- Contemporary Shower Room
- Good Sized Rear Garden
- Council Tax = B
- EPC = D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		89
(69-80) C		
(55-68) D	62	
(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 and comprising:

GROUND FLOOR

LOUNGE

With a wood burning stove.

EXTENDED BREAKFAST KITCHEN

A fabulous open plan space with fitted units and integral appliances which include an oven, ceramic hob beneath an extractor hood, fridge freezer, dishwasher and washing machine. There is a breakfast bar and doors opening to the garden.

CLOAKROOM/WC

Fitted with a WC and wash basin.

FIRST FLOOR

LANDING

BEDROOM 1

A double bedroom.

BEDROOM 2

A good sized second bedroom.

SHOWER ROOM

Fitted with a WC, wash basin and walk in shower.

OUTSIDE

Rear garden with patio and lawn.

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 B. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

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.

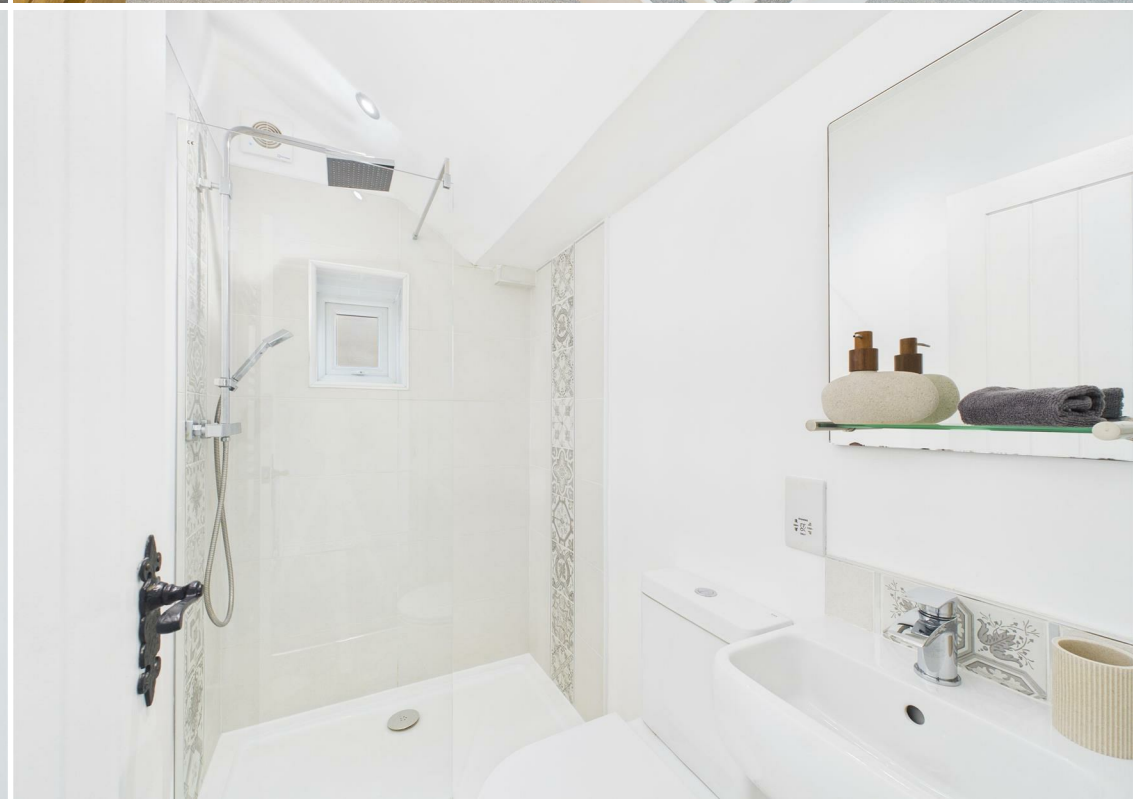
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£196.15). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from 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 your application is successful, the holding deposit then forms part payment of your first months rent.

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 NTSEAT 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: : Eden & Co £175 Hamers £100



Graham & Rosen Solicitors £125 Lockings Solicitors
£100





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