



Trent Walk, Brough, HU15 1GF
£950 Per Calendar Month



Platinum Collection

Trent Walk, Brough, HU15 1GF

OFFERED UNFURNISHED - Situated in a prime position on the edge of this popular development, this updated and extended three-bedroom home offers stylish, spacious living.

The ground floor features an entrance hall, cloakroom/WC, and a generously sized front-facing lounge. At the heart of the home is a stunning full-width dining kitchen, complete with integrated appliances and seamlessly flowing into a bright and airy day room with French doors opening onto the rear garden.

Upstairs, there are three well-proportioned fitted bedrooms, including a principal bedroom with en-suite, as well as a stylish, contemporary family bathroom.

Outside, the property boasts a low-maintenance rear garden, along with the added convenience of a driveway and garage located to the rear.



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Key Features

- OFFERED UNFURNISHED
- Extended 3 Bedroom Home
- Luxurious Dining Kitchen With Appliances
- Full Width Rear Extension
- En-Suite To Bedroom 1
- Ground Floor Cloaks/WC
- Driveway & Garage
- Low Maintenance Rear Garden
- EPC = C
- Council Tax = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	87
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The property is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door.

CLOAKROOM/WC

Fitted with a two piece suite comprising WC and wash basin.

LOUNGE

A good sized front facing reception room with a staircase and understair cupboard.

DINING KITCHEN

This luxurious full width dining kitchen is fitted with a range of wall and base units which are mounted with contrasting Quartz worksurfaces and matching upstands beneath a tiled splashback. There is a recessed sink unit with mixer tap, a range of integral appliances include an oven, induction hob beneath an extractor hood, fridge freezer and slimline dishwasher. There is space for a dining table and a Karndean floor runs throughout. There is an opening to:

DAY ROOM

A rear extension offering excellent versatility, with two Velux windows and French doors opening to the rear garden. There is a continuation of the Karndean flooring.

FIRST FLOOR

LANDING

With access to the accommodation at first floor level.

BEDROOM 1

A double bedroom with fitted wardrobes and a window to the front elevation.

EN-SUITE

Including a three piece suite comprising WC, wash basin and shower enclosure.

BEDROOM 2

A double bedroom with fitted wardrobes and a window to the rear elevation.

BEDROOM 3

With fitted wardrobes and a window to the rear elevation.

BATHROOM

A well appointed family bathroom which is fitted with a three piece suite comprising WC, inset vanity wash basin and a panelled bath with a glazed screen and a thermostatic shower over. There is waterproof wall panelling, a heated towel rail and a window to the side elevation.

OUTSIDE

FRONT

To the front of the property there is a footpath which leads to the entrance door.

REAR

The rear garden is designed for low maintenance with an artificial lawn and a slate effect patio and footpath leading to a timber gate.

DRIVEWAY & PARKING

Conveniently positioned to the rear of the property is a driveway and a single garage. The garage is installed with light and power. It is also plumbed for an automatic washing machine.

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

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.

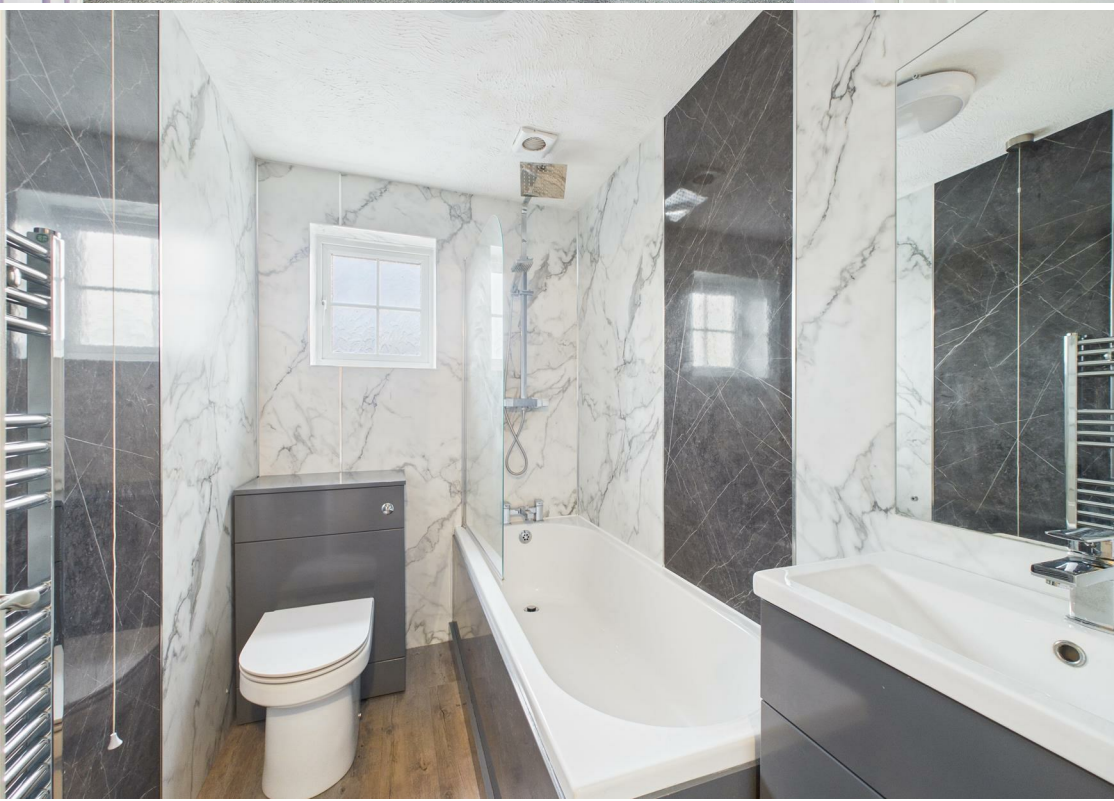
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£219.23). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from 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.

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.

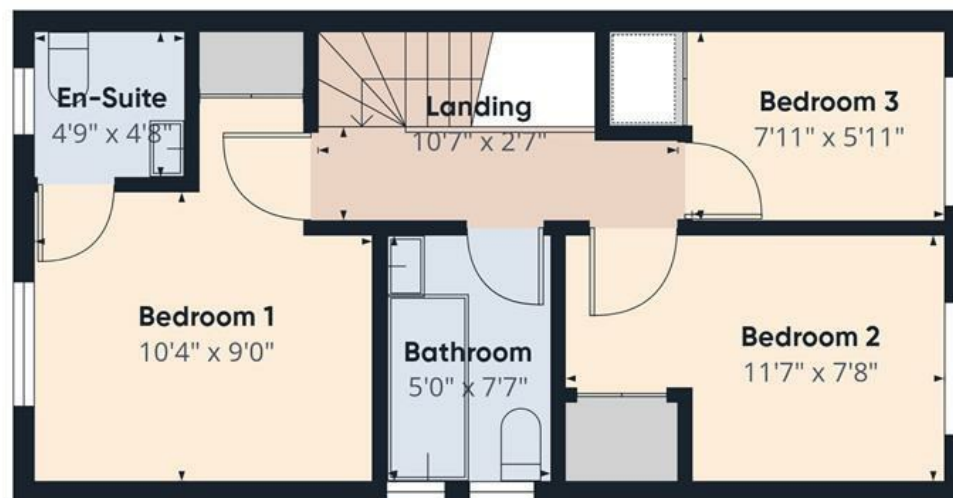
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate

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: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100





Ground Floor



First Floor

Approximate total area⁽¹⁾
846 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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