



**Blackburn Avenue, Brough, HU15 1BD**

£1,150 Per Calendar Month





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Platinum Collection

## **Blackburn Avenue, Brough, HU15 1BD**

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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.





# Blackburn Avenue, Brough, HU15 1BD

## 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) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 68                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | 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.

N.B. Freestanding white goods are to be left but not maintained by the landlord.

## 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 (£265.38). 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.

## GENERAL INFORMATION ELLOUGHTON

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.

## 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















Estate & Letting Agents

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