

Rosedene, Main Street,
Brough, Ellerker, HU15 2DH
£1,900 Per Calendar Month



Nestled in the charming SOUGHT AFTER village of ELLERKER, is this delightful extended DORMER BUNGALOW which has been TASTEFULLY REFFURBISHED to a very good standard. The FOUR bedroom property in the central part of the village, offers a perfect blend of comfort and modern living and would ideally suit professionals or families seeking a peaceful feel, with local amenities and picturesque surroundings close by.

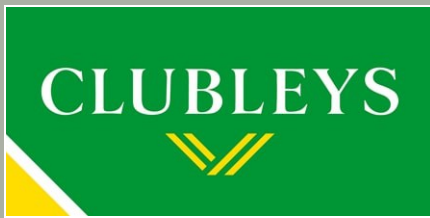
Upon entering the property, you are greeted by an INVITING hallway that leads to the well-appointed light and airy LIVING ROOM, perfect for relaxation.

The property boasts FOUR COSY BEDROOMS, a LUXURY BATHROOM, there is an additional separate well appointed GROUND FLOOR WET ROOM and LOVELY OPEN PLAN KITCHEN WITH SITTING ROOM. The heating throughout is oil.

Situated on a GENEROUS SIZE PLOT, the property offers PRIVATE PARKING for several cars and a SINGLE INTEGRAL GARAGE.

There is a FULLY ENCLOSED CHARMING REAR GARDEN and side gated access leading to the front blocked paved driveway.

HOLDING DEPOSIT £435, DEPOSIT REQUIRED £2190, COUNCIL BAND E



Tenure:
BAND: E

THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL

The most welcoming hallway with wooden effect flooring, contemporary style radiator, telephone point and stairs to first floor accommodation.

LIVING ROOM

3.64m x 5.46m (11'11" x 17'10")

Bright and airy room with window to the front elevation, space for feature inset electric fire with marble hearth and wooden mantel.

Wooden effect flooring, television point and radiator.

OPEN PLAN DINING KITCHEN

5.85m x 7.04m (19'2" x 23'1")

An impressive, versatile room with windows to the side and rear elevations and views of the beautiful rear garden with addition of french doors. Two wall mounted contemporary style radiators, wooden effect flooring. and television point.

The open plan kitchen area is fitted with a range of grey floor and wall units with solid wood work surfaces and upstands. Composite sink unit, electric range style cooker with hood over and decorative tiled splashback, space for upright fridge freezer and integrated dishwasher. There is a central island which is ideal for a breakfast bar.

The room is ideal for warm summer days and entertaining.

BEDROOM THREE

4.11m x 3.35m (13'5" x 10'11")

Double aspect with windows to the front and side elevations, radiator and wooden effect flooring.

BEDROOM FOUR

3.03m x 3.63m (9'11" x 11'10")

Windows to the side and rear elevations, radiator and wooden effect flooring.

SHOWER/WET ROOM

2.554m x 1.830m (8'4" x 6'0")

Comprising a large walk in fully tiled shower with mains fed electric shower and additional waterfall shower head. Vanity unit with wash hand basin, Low level wc, extractor, recessed ceiling spotlights , stainless steel heated towel radiator and marble tiled flooring. Under stair storage cupboard.

FIRST FLOOR

LANDING

Mosaic Tile effect flooring, Storage cupboard and lovely picture window overlooking the attractive garden.

MASTER BEDROOM

5.174m x 2.767m (16'11" x 9'0")

The room leads in via a range of fitted wardrobes with sliding doors. Window to rear elevation, contemporary style radiator and laminate flooring.

BEDROOM TWO

5.228m x 3.688m (17'1" x 12'1")

Sloping ceiling and window to the rear elevation. Radiator.

LUXERY BATHROOM

3.411m x 2.987 (11'2" x 9'9")

Elegant bathroom comprising contemporary style bath with central tap over, large corner cubicle shower mains fed with additional waterfall shower head. Twin wash basin freestanding vanity unit. vinyl tiled flooring, recessed spotlights and heated white towel radiator. Window to rear elevation.

GARAGE AND PARKING

The integral garage has plumbing for a washing machine, power and light.

There is access via an inner door to the kitchen.

GARDENS

The stunning gardens are fully enclosed with a well tendered lawn, mature thoughtfully planted shrubs and designated block paved and gravel areas for outside entertaining. There is a garden pond and a corner positioned summerhouse for those relaxing tranquil days.

There is an outside oil central heating boiler with separate oil tank.

ADDITIONAL INFORMATION

SERVICES

Mains electricity, water, oil & drainage are connected to the property.

APPLIANCES

No appliances have been tested by the agents.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, will be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent

DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

REFERENCES

We use Rightmove to obtain tenant/s references.

MOBILE PHONE AND BROADBAND COVERAGE

The Ofcom website suggests there is a maximum download speed of 80 Mbps is available at this postcode HU15 2DH. Mobile phone coverage for voice calls is available from EE and Vodaphone is limited. 02 has likely coverage and there is no coverage for Three. The checker results are predictions and should not be regarded as guaranteed.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

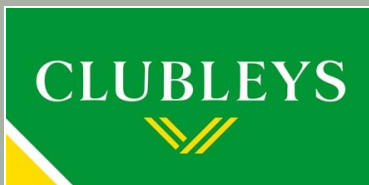
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

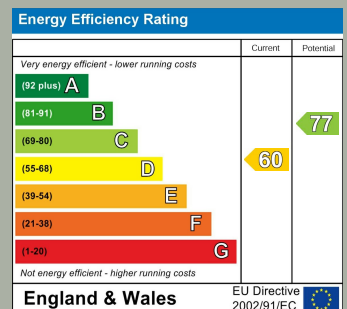
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a 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.



1 Toft Court, Skillings Lane, Brough, East
Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

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.