



**Hidcote Walk, Brough, HU15 1FP**  
£600 Per Calendar Month



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Platinum Collection

## **Hidcote Walk, Brough, HU15 1FP**

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OFFERED UNFURNISHED - This well-presented ground floor apartment, purpose-built for modern living. features one double bedroom with fitted wardrobes, a welcoming entrance hall with a useful storage cupboard, an open-plan living kitchen equipped with integral appliances, and a contemporary shower room. Residents benefit from communal grounds and an allocated parking space.



# Hidcote Walk, Brough, HU15 1FP

## Key Features

- OFFERED UNFURNISHED
- Modern Ground Floor Apartment
- 1 Double Bedroom With Fitted Wardrobe
- Open Plan Living Kitchen
- Integrated Appliances
- Popular Area
- Designated Parking Space
- Council Tax = A
- EPC = C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus) A			
(81-91) B			
(69-80) C		78	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

## ACCOMMODATION

The property sits on the ground floor of this purpose built apartment block and comprises:

## GROUND FLOOR

### COMMUNAL ENTRANCE HALL

With an residential entrance door leading to the apartment.

### ENTRANCE HALL

With a recessed storage cupboard and access to:

### SHOWER ROOM

The shower room is fitted with a three piece suite comprising WC, pedestal wash basin and a shower enclosure with tiled inset.

### OPEN PLAN LIVING KITCHEN

19'11" x 9'11" max (6.07m x 3.02m max)

A welcoming open plan space with kitchen facilities to one end and living arrangements at the other. The fitted kitchen comprises a range of midnight blue wall and base units which are mounted with contrasting worksurfaces beneath a tiled splashback. There is a stainless steel sink unit, oven, hob beneath a concealed filter hood, washing machine and fridge freezer. The lounge area provides ample space for a suite and there is a door leading to:

### BEDROOM

11'9" x 8'2" max (3.58m x 2.49m max)

An attractive double bedroom with half height wall panelling and fitted wardrobes.

### OUTSIDE

### PARKING

There is an allocated parking space to the front of the property.

## 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 . (East Riding Of Yorkshire). We would recommend a purchaser 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 (£138.46). 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.

## VIEWINGS

Strictly by appointment with the sole agents.

## AGENTS 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

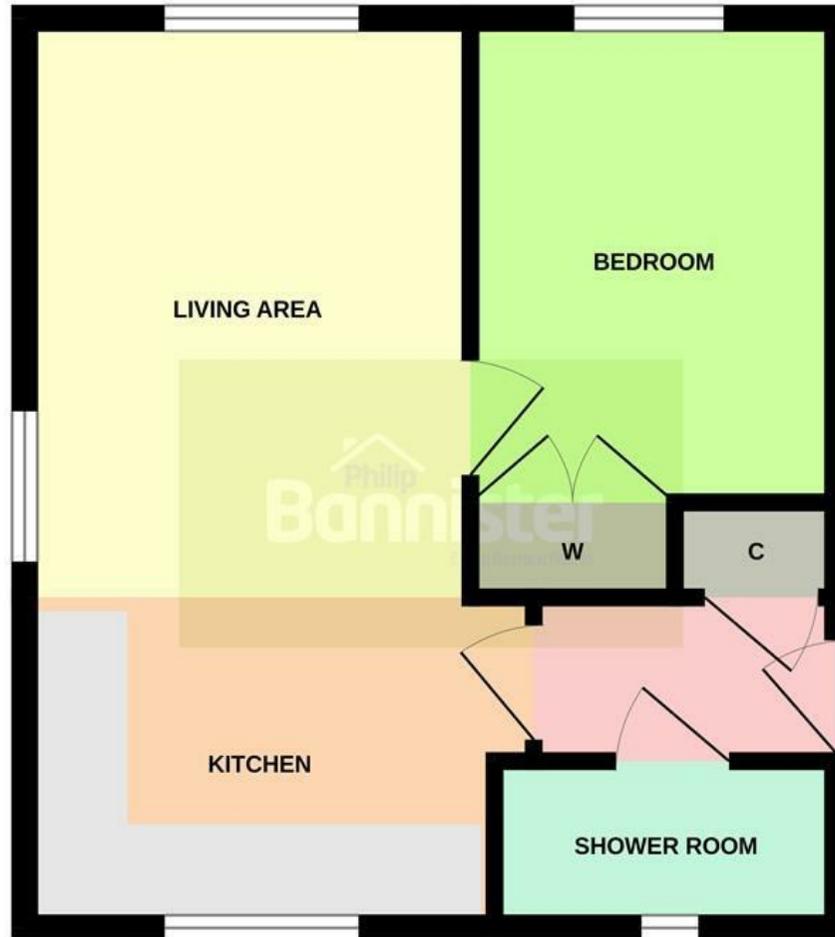


agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)





GROUND FLOOR  
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 356 sq.ft. (33.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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