



Station Road, Brough, HU15 1FJ
£850 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - This distinctive three-storey mews house provides stylish, contemporary living in a highly convenient location. Set within a gated development, the property features an entrance hall with a cloakroom/WC and a spacious ground-floor double bedroom with its own en-suite bathroom. The first floor hosts a bright and airy living kitchen, enhanced by a large bay window that fills the space with natural light. On the second floor, there is a further double bedroom with a large bay window, an en-suite shower room, and access to a southerly-facing balcony. The property also benefits from off-street parking within the courtyard for added convenience.



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Key Features

- OFFERED UNFURNISHED
- Unique 3 Storey Mews House
- 2 Double Bedrooms
- 2 En-Suites + WC
- First Floor Living Kitchen
- Gated Courtyard Parking
- Second Floor Southerly Balcony
- Convenient Location
- EPC = C
- Council Tax = B



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		
	71	85
England & Wales	EU Directive 2002/91/EC	

ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property. There is a staircase leading to the first floor.

CLOAKROOM/WC

Fitted with a wash basin and a WC.

BEDROOM 2

A good sized double bedroom with windows to the front elevation. A useful laundry cupboard has plumbing for an automatic washing machine.

EN-SUITE

Fitted with a three piece suite comprising WC, wall hung wash basin and a panelled bath with a thermostatic shower and glazed screen above. There is partial wall tiling and a window to the side elevation.

FIRST FLOOR

LANDING

With a staircase leading to the second floor.

LIVING KITCHEN

A superb open plan space with dedicated living and cooking areas. The kitchen is fitted with a range of wall and base units which are mounted with contrasting worksurfaces beneath tiled upstands. There is a composite sink unit, integral oven, hob, extractor hood and microwave. A overhanging breakfast bar provides space for casual dining. The living area features a large bay window to the front elevation.

SECOND FLOOR

LANDING

With a built-in cupboard and access to:

BEDROOM 1

A second generous double bedroom with a large bay window, Velux skylight and a door opening to a balcony.

EN-SUITE

Fitted with a three piece suite comprising WC, wash basin and a shower enclosure. There is partial tiling and a heated towel rail.

BALCONY

A second floor balcony enjoying a southerly aspect.

PARKING

There is allocated parking within a gated courtyard.

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.

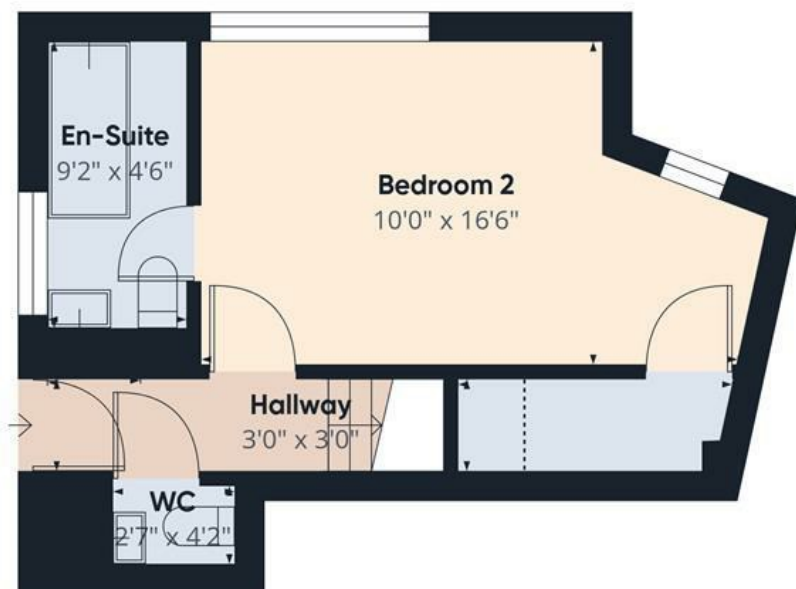
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Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding 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



Floor 2



Approximate total area⁽¹⁾

748 ft²

Balconies and terraces

52 ft²

Reduced headroom

8 ft²

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft

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

GIRAFFE360



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