



Kingscroft Drive, Brough, HU15 1FH
£1,000 Per Calendar Month

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Key Features

- OFFERED UNFURNISHED
- Well Presented Town House
- 3 Good Sized Bedrooms
- Extended Accommodation
- Southerly Rear Garden
- Modern Breakfast Kitchen With Appliances
- Spacious Lounge & Orangery
- Impressive Second Floor Bedroom Suite
- Allocated Parking
- Council Tax = D / EPC = C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	87
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

OFFERED UNFURNISHED - This beautifully presented modern three-storey townhouse is tucked away towards the bottom of a cul-de-sac and boasts an attractive southerly rear garden. The extended accommodation includes an entrance hall, convenient cloakroom/WC, a stunning modern breakfast kitchen with quartz work surfaces and integral appliances, a spacious lounge, and a fabulous orangery extension with doors opening onto the garden. On the first floor, there are two generously sized bedrooms served by a stylish family bathroom, while the impressive second-floor bedroom suite offers fitted wardrobes and a contemporary en-suite with a four-piece suite. Outside, the landscaped rear garden features low-maintenance artificial turf and a patio, with the added benefit of courtyard parking to the side of the property.





ACCOMMODATION

The property is arranged over three floors and comprises:

GROUND FLOOR

ENTRANCE HALL

Allowing access to the property through a residential entrance door, having staircase to the first floor.

BREAKFAST KITCHEN

18'2" x 9'7" (5.54 x 2.92)

A fabulous fitted kitchen comprising a comprehensive range of modern shaker style wall and base units mounted with worksurfaces. A sink unit sits beneath a window to the front and integral appliances include an oven, microwave, ceramic hob beneath an extractor hood, larder fridge and freezer and dishwasher. There is breakfast bar with contrasting units.

CLOAKROOM/WC

Located off the kitchen and fitted with a two piece suite comprising WC and wash basin.

LOUNGE

13'0" x 14'2" (3.96 x 4.32)

The well proportion lounge provides ample space for furniture and opens to:

ORANGERY

10'9 x 8'9 (3.28m x 2.67m)

A superb addition to the rear of the property, sat beneath a glazed lantern, there are French doors leading to the rear and a personnel door to the side.

FIRST FLOOR

With a window to front elevation, access to the accommodation at first floor level and a staircase leading to the second floor.

BEDROOM 3

11'1" x 6'3" (3.38 x 1.91)

With a window to the front elevation.

BEDROOM 2

13'0" x 12'6" (3.96 x 3.81)

A generous double bedroom with a window to rear elevation.

BATHROOM

Fitted with a three piece white suite comprising WC, pedestal wash basin and panelled bath with a folding screen and mixer tap over. There is tiling to the walls.

SECOND FLOOR

LANDING

With a window and providing access to:

BEDROOM 1

13'0" x 12'3" (3.96 x 3.73)

An impressive primary bedroom suite with two Velux skylights, built-in cupboard and access through to a dressing area.

EN-SUITE

A modern en-suite which feature a four piece suite comprising WC, counter-top wash basin, double width shower cubicle and a bath. There is feature wall tiling, a heated towel rail and a dormer window to the front.

OUTSIDE

FRONT

To the front of the property there is a lawn and steps leading to the entrance door.

REAR

The rear garden enjoys a southerly aspect and has a patio adjoining the property leading down to an artificial lawn and timber fencing to the perimeter.

PARKING

The property has parking provision for two vehicles within a 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 D. (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 (£230.76). 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.

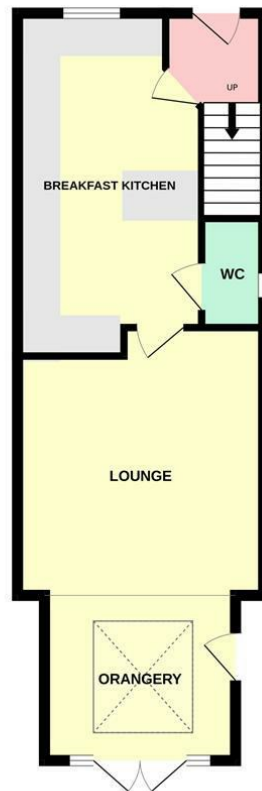
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sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

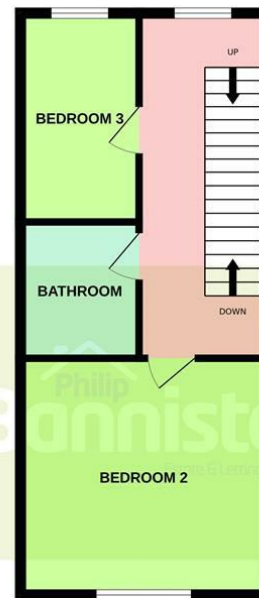
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GROUND FLOOR
489 sq.ft. (45.5 sq.m.) approx.



1ST FLOOR
401 sq.ft. (37.3 sq.m.) approx.



2ND FLOOR
317 sq.ft. (29.5 sq.m.) approx.



TOTAL FLOOR AREA : 1208 sq.ft. (112.2 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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