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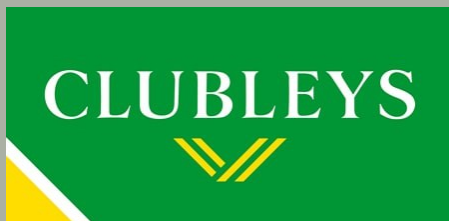
Apartment 4, Grassdale Park,
Brough, HU15 1EB
TO LET £900 Per Calendar Month



This beautiful TWO BED APARTMENT radiates charm and character. This impressive Victorian building was converted into four spacious apartments with picturesque feature windows allowing natural light to flow through to create a welcoming and impressive space. We are pleased to offer this top floor apartment with a modern finish. The communal entrance provides an intercom system leading to the apartment with an entrance hall which gives access to an open plan living/dining/kitchen, two bedrooms and a stylish bathroom. Outside there are TWO designated PARKING SPACES.

HOLDING DEPOSIT £205, DEPOSIT REQUIRED £1035, COUNCIL BAND C.

RENT £900 Per Calendar Month | DEPOSIT £1,035 | AVAILABLE FROM
East Riding Of Yorkshire Council BAND: C



THE ACCOMMODATION COMPRISES:-

ENTRANCE

Front entrance door allowing access to communal hallway, cupboard housing meters, post box, radiator and stairs leading to the first floor apartment. Intercom system.

ENTRANCE HALLWAY

Private doorway leading to the apartment with wooden flooring, ceiling spot lights and a radiator. Opening to:-

OPEN PLAN LIVING ROOM

5.97m x 5.01m (19'7" x 16'5")

Picturesque bay window, fireplace alcove with raised hearth, wooden flooring, ceiling spot lights,, cupboard housing gas fired central heating boiler. Open plan to the kitchen.

KITCHEN

4.24m x 1.93m (13'10" x 6'3")

Fitted with a range of high gloss wall and floor units with quartz work surfaces, electric oven with integrated microwave over, electric hob with stainless steel extractor fan over. Integrated appliances include:- fridge/freezer, dishwasher and sink unit. Beautiful arched window to the front.

BEDROOM ONE

3.82m x 2.98m (12'6" x 9'9")

With a window to the side elevation, wooden flooring, wall lighting and decorative panelling.

BEDROOM TWO

2.96m x 2.29m (9'8" x 7'6")

Window to the side elevation and wooden flooring.

BATHROOM

2.02m x 2.01m (6'7" x 6'7")

A stylish bathroom with P shaped bath with mains fed shower, low level WC and basin set in vanity unit. Part tiled walls, tiled flooring and heated towel rail.

OUTSIDE:-

PARKING

Two allocated parking spaces.

ADDITIONAL INFORMATION:-

SERVICES

Mains water, drainage, electricity and gas are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

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 SERVICES

A deposit will be required, the amount is stated in the main property description.

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. No fees will be required in line with the Tenant Act fee 2019.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	74
(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 		

OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

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The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may 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. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

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

Chartered Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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