



Blackburn Avenue, Brough, HU15 1ER
£625 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - A well presented one bedroom home situated within a small cul-de-sac. The property features a modern kitchen opening into a spacious lounge, with a double bedroom and contemporary bathroom to the first floor.

Externally, the property benefits from a rear garden and a driveway providing off-street parking to the front.



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Key Features

- OFFERED UNFURNISHED
- Well Presented Home
- 1 Double Bedroom
- Modern Kitchen
- Modern Bathroom
- Rear Garden
- Driveway Parking
- EPC = C
- Council Tax = A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		93
(81-91) B		
(69-80) C	71	
(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		

ACCOMMODATION

The property is arranged over two floors:

GROUND FLOOR

KITCHEN

With fitted units, electric oven, hob and extractor hood. There is space and plumbing for a washing machine and a useful storage cupboard.

LOUNGE

With a door leading to the rear garden. A staircase leading to the first floor.

FIRST FLOOR

LANDING

With a cupboard over the stairwell.

BEDROOM

A double bedroom.

BATHROOM

Fitted with a WC, pedestal wash basin and a panelled bath with glazed screen and mixer shower over. There is partial tiling to the walls.

OUTSIDE

GARDEN

There is a garden to the rear of the property.

DRIVEWAY

With parking 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 - Council Tax Band From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (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 (£144.23). 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.

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 NTSEAT 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



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