



**Sandringham Road, Brough, HU15 1UE**  
£850 Per Calendar Month



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Platinum Collection

## **Sandringham Road, Brough, HU15 1UE**

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OFFERED UNFURNISHED - This modern town house offers spacious 3 double bedroom accommodation located in a small cull-de-sac off Sandringham Road. The property is arranged over three floors and comprises entrance hall, cloakroom/wc, kitchen, living room. To the first floor there are 2 double bedrooms and a bathroom. At second floor level there is a spacious master bedroom with en-suite and dressing area. Outside there is a rear garden and side driveway.







# Sandringham Road, Brough, HU15 1UE

## Key Features

- OFFERED UNFURNISHED
- Modern Town House
- 3 Double Bedrooms
- 2 Bath/Shower Rooms
- Master Bedroom With Dressing Area
- Ground Floor WC
- Spacious Reception Room
- Cul-De-Sac Location
- Driveway Parking
- ER - C



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		88
(81-91)	B	78	
(69-80)	C		
(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

### GROUND FLOOR

### ENTRANCE HALL

### CLOAKROOM/WC

### KITCHEN

### LIVING ROOM

### FIRST FLOOR

### LANDING

### BEDROOM 3

### BEDROOM 2

### BATHROOM

### SECOND FLOOR

### MASTER BEDROOM

### EN-SUITE

### OUTSIDE

### GARDENS

### DRIVEWAY

N.B The garage is excluded from the let

### 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

(£201.92). 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.

### VIEWINGS

Strictly by appointment with the sole agents.

### 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 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: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100



















**Philip**  
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Estate & Letting Agents

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