

CLUBLEYS



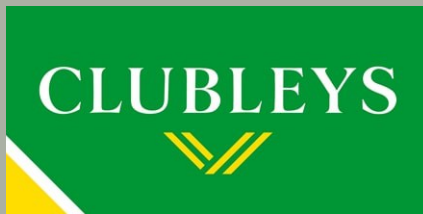
4 Sandringham Cottages, Main Street,
Brough, HU15 1QH
TO LET £1,150 Per Calendar Month



Situated in the BEAUTIFUL PICTURESQUE VILLAGE OF BRANTINGHAM is this individual TWO BED SPACIOUS COTTAGE which has an abundance of CHARACTER and is offered FURNISHED. The accommodation comprises of living room, dining kitchen, cloakroom to the ground floor and two bedrooms and a bathroom to the first floor. Outside there are GARDENS with STUNNING VIEWS OF THE COUNTRYSIDE and a good size gravel DRIVEWAY allowing parking for several vehicles.

HOLDING DEPOSIT £265. DEPOSIT REQUIRED £1325. COUNCIL BAND C . AVAILABLE NOW

RENT £1,150 Per Calendar Month | DEPOSIT £1,325 | AVAILABLE FROM
BAND: C



The picturesque and sought after village of Brantingham is situated in stunning countryside within the Yorkshire Wolds. Provides a most popular location. There is excellent access to commuter routes with the M62 nearby and, in addition, Brough railway station is on the main Intercity line. Provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE ACCOMMODATION COMPRISES

KITCHEN

4.90m x 6.53m (16'0" x 21'5")

Fitted with a range of wall and base units comprising work surfaces, Belfast sink, integrated fridge freezer, integrated tumble dryer and washing machine, laminate flooring, French doors to rear garden, recessed ceiling lights, fitted cupboard, under floor heating.

CLOAKROOM

Low level flush wc, wash hand basin set in vanity unit, part panelled walls, laminate flooring, under floor heating.

SITTING ROOM

3.70m x 3.55m (12'1" x 11'7")

Electric wood effect stove set on stone hearth with wooden mantle, laminate flooring, TV aerial point, telephone point, stairs to first floor, laminate flooring, under floor heating.

FIRST FLOOR ACCOMMODATION

LANDING

Recessed ceiling lights, radiator.

BEDROOM ONE

3.60m x 3.55m (11'9" x 11'7")

Radiator.

BEDROOM TWO

3.64m x 2.90m (11'11" x 9'6")

Radiator, access to loft space.

BATHROOM

White suite comprising low flush wc, wash hand basin set in vanity unit, panelled bath with shower over and shower screen, part tiled walls, part panelled walls, tiled floor, recessed ceiling lights, extractor fan, chrome heated towel rail, wall light point.

OUTSIDE

There are fully enclosed well maintained gardens to the front and rear with beautiful views of the surrounding countryside. There is a paved patio area and a garden shed for storage.

At the front there is a good size gravel driveway allowing parking for several vehicles.

SERVICES

Mains water, drainage gas and electricity 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 SERVICE

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

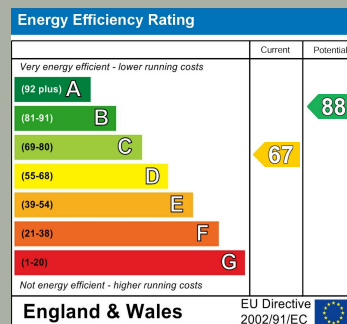
BS99 6AA

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.





OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

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

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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www.clubleys.com



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