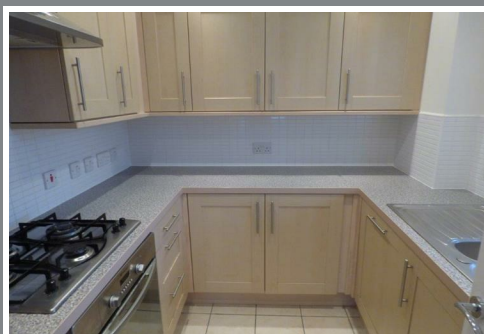




23 Millias Close, Brough, East Yorkshire, HU15 1GP

- Well presented first floor apartment
- Well Equipped Fitted Kitchen
- Parking Allocation
- Popular Location
- Two double bedrooms
- Attractive Lounge/Diner with panoramic views
- Bathroom
- Bond £685 -MUST BE VIEWED

£595 Per Calendar Month



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23 Millias Close, Brough, East Yorkshire, HU15 1GP

WELL PRESENTED APARTMENT++WITH PANORAMIC VIEWS++ALLOCATED PARKING++

Part of "the Limes" development this first floor apartment offers spacious and well presented accommodation. With open plan lounge/dining area modern well equipped fitted kitchen, two double bedrooms and bathroom, forming part of this purpose-built block of apartments in a popular residential area. Also benefits from gas central heating and uPVC double glazing. The property has a designated parking space and communal garden areas. Bond £685. MUST BE VIEWED.

LOCATION

Location - Millias Close forms part of the popular "Limes Development" by Bovis Homes, the development being approached from the centre of the village via Welton Road taking the first right at the first roundabout onto Moor Road then taking the first left at the second roundabout onto Ruskin Way, then turn left onto Coltman Close, which leads onto Millias Close. The expanding village of Brough provides a range of local shops and services including Morrisons supermarket, Post Office, the village centre offering a host of other facilities including schooling and being ideally placed for easy access to the A63, Brough having its own main line railway station.

GROUND FLOOR

COMMUNAL ENTRANCE

Open porch leading to communal entrance hall with access to rear parking, communal gardens and enclosed bins store, stairwell leading to first floor, shared lobby leading to apartment.

APARTMENT ENTRANCE HALL

Entrance hall having intercom entry phone, thermostatic control, double panel radiator, mains wired smoke alarm and separate recessed cloaks/store. Doors leading into all rooms.

OPEN PLAN LOUNGE/DINER

16'1" x 18'3" (4.91 x 5.56)

Having panoramic feature uPVC double glazed bay window to the front with a further side uPVC double glazed window. Two double panel radiators, single panel radiator, satellite and TV aerial connections.

KITCHEN

8'5" x 7'8" (2.56 x 2.34)

Having all Ash Veneer Shaker style fitted base, drawer, wall units displays, complemented by contrasting work surfaces with inset one and a half bowl stainless steel sink and mixer tap. Integrated hotpoint stainless steel oven grill with four ring gas hob and stainless steel chimney hood extractor over. Tile splash backs, integrated fridge and freezer. Cupboard housing combi boiler. Integrated dishwasher and plumbing for an automatic washing machine. The kitchen having recess spotlighting and tiled floor covering.

BEDROOM ONE

14'6" x 8'4" (4.43 x 2.53)

Having single panel radiator, television point and recess for wardrobe and drawer unit. Telephone point. A uPVC double glazed window to the front aspect.

BEDROOM TWO

10'0" x 9'1" (3.05m x 2.77m)

Having single panel radiator. A uPVC double glazed window to the front aspect.

BATHROOM

6'5" x 5'7" (1.96 x 1.70)

Providing three piece white suite including pedestal wash hand basin with mixer tap, low flush W.C and a panel bath with mixer tap and plumbed in shower over. Recess spot lighting and an extractor unit. Heated towel radiator. Tiled splash backs.

EXTERNAL

Off street parking space, communal garden areas and bin store.

SERVICES

Mains water, electric, gas and drainage are connected. The property has a combi boiler providing gas fired central heating and hot water.

OUTGOINGS

From Internet enquiries with the Valuation Office Website the property has been placed in Band B for Council Tax purposes, Local Authority Reference number ELT132023000. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

ENERGY PERFORMANCE CERTIFICATE

The current energy rating on the property is C(79)

REFERENCES & SECURITY BOND

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£135) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £685 which will be payable on the tenancy start date together with the first month's rent. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

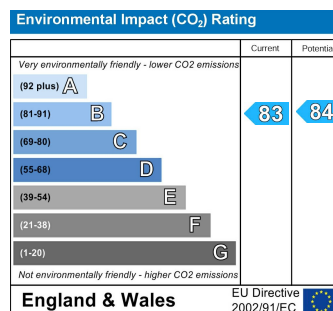
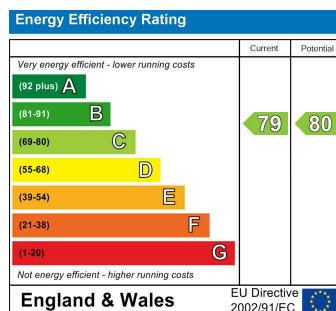
VIEWINGS

Strictly through the sole agents Leonard (01482) 330777/375212.

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