

CLUBLEYS



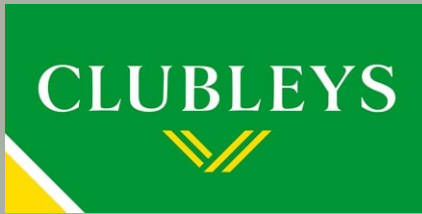
2, Albemarle Close,
Brough, HU15 1EH
TO LET £850 Per Calendar Month



A 3 bedroom property that has been tastefully upgraded in recent years and is situated on a good sized plot. Located in a popular area of Brough and within easy access to the local amenities including the rail station and schools. The accommodation, which benefits from uPVC double glazing and gas central heating, briefly comprises entrance hall, open plan living room/kitchen and cloakroom to the ground floor. To the first floor there are 3 bedrooms and a family bathroom. There is a driveway providing off street parking for 2 vehicles and a fully enclosed rear garden.

COUNCIL BAND A
HOLDING DEPOSIT £210
DEPOSIT REQUIRED £980

RENT £850 Per Calendar Month | DEPOSIT £980 | AVAILABLE FROM
East Riding of Yorkshire BAND: A



Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. There is excellent access to commuter routes with the M62 nearby and, in addition, local bus services run regularly, whilst Brough railway station is on the main Intercity line. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE ACCOMODATION COMPRISES

ENTRANCE HALLWAY

Pvc front door leading in with stairs off to the first floor, radiator and cupboard housing central heating meters.

LIVING ROOM

3.88 x 3.64 (12'9" x 11'11")

A well designed open plan living area with feature fireplace and oak mantel and tiled hearth. TV point.

KITCHEN

2.98 x 4.80 (9'9" x 15'9")

Contemporary high gloss white wall and floor units with complementary work surfaces incorporating composite sink unit with mixer tap over, single electric oven, four ring electric hob with modern extractor over. Space for washing machine and fridge freezer. Feature brick white tiling to the walls, grey laminate flooring and double french doors leading onto the rear garden.

CLOAKROOM

Comprising of a white low level Wc and corner vanity sink unit with storage under. Tiled walls and laminate flooring.

FIRST FLOOR

LANDING

Hatch to loft space.

BEDROOM ONE

3.67 x 3.12 (12'0" x 10'3")

Radiator and telephone point.

BEDROOM TWO

3.12 x 3.02 (10'3" x 9'11")

Radiator. Cupboard housing combination gas central heating boiler.

BEDROOM THREE

2.86 x 3.27 (9'5" x 10'9")

Radiator.

FAMILY BATHROOM

2.08 x 1.70 (6'10" x 5'7")

Modern white contemporary bathroom suite comprising low level Wc with concealed cistern, vanity unit with sink and storage cupboard under, panelled bath with shower and glass screen. Feature white brick tiling to the walls, chrome towel radiator and laminate flooring.

OUTSIDE

LARGE GARDEN

Enclosed rear garden laid mainly to lawn with a paved patio area and mature shrubbery to the borders. Side access gate leads onto the front driveway.

DRIVEWAY

Gravelled driveway providing parking for two cars.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

Material Information

The Ofcom website suggests there is a maximum download speed of 10,000 Mbps is available at this postcode. Mobile phone coverage for voice calls have coverage from EE, Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C		
(55-68) D	62	
(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

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: 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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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