

CLUBLEYS



79a, Market Place,  
Brough, HU15 2AS  
TO LET £795 Per Calendar Month

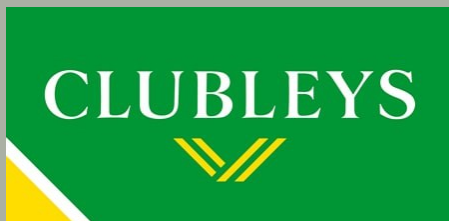


Introducing this BEAUTIFULLY REFURBISHED APARTMENT which is close to all the VILLAGE AMENITIES including shops, restaurants and bars. The accommodation on offer comprises a private communal entrance door leading from the ALLOCATED PARKING area to the apartment. Once entering the property there are good size rooms throughout including a dining kitchen, living room and inner hallway to the ground floor, a cloakroom to the second floor and then two DOUBLE BEDROOMS and bathroom to the third floor.

The property has been tastefully appointed retaining all its character and features and is a must view!!

HOLDING DEPOSIT £180, DEPOSIT REQUIRED £915, COUNCIL BAND A. AVAILABLE BEG DECEMBER

RENT £795 Per Calendar Month | DEPOSIT £915 | AVAILABLE FROM  
East Yorkshire Council BAND: A



South Cave is a popular village conveniently situated approximately 12 miles to the west of Hull, two miles from the M62 giving access to the West Riding motorway network and five miles from the main line railway station at Brough.

The village has a range of facilities which include a variety of Shops, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities

### THE ACCOMMODATION COMPRISES

#### ENTRANCE COMMUNAL HALLWAY

##### DINING KITCHEN

1.52m.104.85m x 1.22m.156.36m (5.344 x 4.513)

A range of grey wall and floor units with complimentary work surfaces, four ring electric hob, stainless steel electric oven with concealed extractor over. Composite sink unit, space for fridge/freezer and space for washer. laminate flooring.

Exposed ceiling beams and stone walls.

Door to:

##### INNER HALLWAY

Under stairs cupboard. Stairs off.

##### LIVING ROOM

5.45 x 4.496 (17'10" x 14'9")

Wall mounted Tv points.

Exposed ceiling beams and stone walls.

##### FIRST FLOOR

Cupboard housing hot water cylinder.

##### CLOAKROOM

1.589 x 1.031 (5'2" x 3'4")

White low level wc and wall mounted hand basin with tiled splashback. sliding entrance door. laminate flooring, ceiling spotlights and extractor.

Exposed stone wall.

#### SECOND FLOOR

##### LANDING

Ceiling spotlights

##### BEDROOM ONE

4.916 x 3.470 (16'1" x 11'4")

Two velux windows, ceiling spotlights and wall mounted Tv points.

##### BEDROOM TWO

3.465 x 3.085 (11'4" x 10'1")

Wall mounted TV points, ceiling spotlights and two velux windows.

##### BATHROOM

1.799 x 1.631 (5'10" x 5'4")

White suite comprising panelled bath with shower screen, low level wc, hand basin with tiled splashback, laminate flooring and extractor. Velux window.

##### OUTSIDE

There is a private side driveway leading from market Place to the private car park at the rear.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.

#### 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 landlord. If the landlord decides not to proceed, then the holding deposit would be refunded.

#### 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 Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		69
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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: 0844 4727000

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#### 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 Surveyor,  
 Estate Agents,  
 Lettings Agents &  
 Auctioneers

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 01482 662211  
 brough@clubleys.com  
 www.clubleys.com



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