

CLUBLEYS



26, King Edward Terrace,
Brough, HU15 1EE
TO LET £895 Per Calendar Month



Introducing this well presented semi detached house with three bedrooms and situated within walking distance from the RAILWAY STATION and the lovely walks along the HUMBER ESTUARY. The spacious accommodation has the benefit of upvc windows and gas central heating and briefly comprises entrance hall, living room leading through to the open plan design dining kitchen to the ground floor, three bedrooms and a family bathroom to the first floor. Outside there is a fully enclosed and very private rear garden with side access leading to the single detached garage and long driveway giving private parking for several vehicles.

HOLDING DEPOSIT £TBC - DEPOSIT REQUIRED £1,030 COUNCIL BAND B . AVAILABLE NOW

RENT £895 Per Calendar Month | DEPOSIT £1,030 | AVAILABLE FROM 10th
February 2026
ERYCC BAND: B

rightmove 

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Surrounded by the villages of Elloughton, Welton 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 ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Upvc front door leading in, radiator. Stairs off.

LIVING ROOM

4.57M x 3.66M APPROX (15'0"M x 12'0"M APPROX)
Light and airy room with modern style white fireplace, marble inset and hearth housing gas effect flame fire. Tv and telephone points.

DINING KITCHEN

4.60M x 3.00M (15'1"M x 9'10"M)
Full range of modern wall and floor units with complimentary work surfaces incorporating stainless steel one and a half bowl sink unit, electric oven with induction hob and extractor hood over. Plumbing for automatic washing machine, integrated fridge freezer, dishwasher. Concealed wall mounted gas fired central heating boiler, vinyl flooring. Side door to driveway. French doors leading to rear garden.

FIRST FLOOR

LANDING

Hatch to loft space, boarded with a loft ladder.

BEDROOM ONE

4.27 x 2.67 (14'0" x 8'9")
Double.

BEDROOM TWO

3.25 x 2.62 (10'8" x 8'7")
Double

BEDROOM THREE

3.24 x 1.88 (10'8" x 6'2")

BATHROOM

Full white modern suite comprising low level WC, wash hand basin and panelled bath with shower over and shower screen. Chrome heated towel radiator, vinyl flooring, and fully tiled walls. Extractor.

OUTSIDE

GARDENS

There are full enclosed and private gardens to the rear with a paved patio adjacent to the house leading to a further patio via a paved pathway. Personal door leading to the single detached garage.

GARAGE AND DRIVEWAY

Single detached garage with up and over door. Power and light.

There is a good size driveway providing private parking for several vehicles.

ADDITIONAL INFORMATION

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.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C	72	
(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

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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