

CLUBLEYS



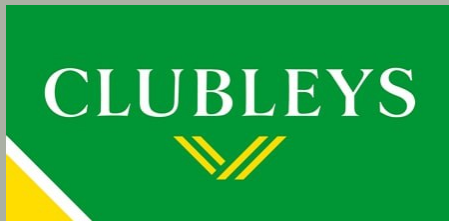
16, Loxley Way,
Brough, HU15 1GB
TO LET £795 Per Calendar Month



This TWO bedroom property has well designed accommodation with the added benefit of pvc double glazing and gas central heating. The accommodation briefly comprises entrance hall, cloakroom, living room, dining kitchen, two bedrooms, master with UPGRADED ENSUITE shower room and family bathroom. There is a LOW MAINTENANCE rear garden and PRIVATE PARKING is located in the courtyard to the rear.

COUNCIL BAND B. DEPOSIT REQUIRED £915, HOLDING DEPOSIT £180, AVAILABLE NOW

RENT £795 Per Calendar Month | DEPOSIT £915 | AVAILABLE FROM
East Yorkshire council BAND: B



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 ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Front door leading in. Radiator.

CLOAKROOM

Low level wc and pedestal hand basin. Partially tiled walls, radiator and extractor. Vinyl flooring.

LIVING ROOM

14.9 x 10.6 max (48'10" x 34'9" max)

Modern fireplace with inset and hearth having a pebble effect electric fire. Under stairs cupboard. Television point and telephone point. Radiator.

KITCHEN / DINER

44'3" x 28'10" max

White wall and floor units with complementary work surfaces incorporating one and a half bowl sink unit, gas 4 ring hob, electric oven and concealed extractor. Plumbed for washing machine and space for fridge freezer. Wall mounted central heating boiler.

Dining area with sliding patio doors leading to rear garden. Stairs off to first floor. Radiator.

FIRST FLOOR

LANDING

Recessed airing cupboard housing hot water cylinder. Hatch to loft space.

BEDROOM ONE

35'1" x 28'2" max

White recessed wardrobe. Radiator.

ENSUITE

5'2" x 4'9"

Upgraded EnSuite comprising of white low level WC, pedestal hand basin and mains fed shower cubicle. Part tiled walls. Radiator. Vinyl Flooring.

BEDROOM TWO

35'5" x 23'3"

White recessed wardrobe. Radiator.

BATHROOM

6'5" x 6'0"

White suite comprising low level wc, pedestal hand basin and panelled bath with shower tap attachment. Partially tiled walls, and extractor. Radiator. Vinyl Flooring.

OUTSIDE

GARDENS

There is a low maintenance rear garden with gravel borders and a gate leading to the private parking area.

To the front there is a small gravel garden with a ornamental tree.

PARKING

Allocated parking space.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

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

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.

REFERENCES

We use Rightmove to obtain tenant/s references.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(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

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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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