

CLUBLEYS



6, Robin Close,  
East Yorkshire, HU15 1RY  
TO LET £560 Per Calendar Month



Conveniently situated close to a wide range of local amenities this well presented ONE bedroom APARTMENT has the benefit of double glazing and gas central heating. The accommodation briefly comprises entrance hall, open plan living room, kitchen area with fully INTEGRATED APPLIANCES, one bedroom and bathroom with shower. There is allocated parking to the rear of the apartments.

HOLDING DEPOSIT £125, DEPOSIT REQUIRED £645, AVAILABLE NOW,

COUNCIL BAND A. EPC RATING C

RENT £560 Per Calendar Month | DEPOSIT £645 | AVAILABLE FROM 12th  
January 2026

East Riding County Council 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 ACCOMMODATION COMPRISES

#### COMMUNAL HALLWAY

Secure entrance door with intercom provides access to the communal hallway.

#### LIVING ROOM WITH OPEN PLAN KITCHEN

3.20m max x 3.17

Coved ceilings, Tv and telephone point, wall mounted telephone intercom system, recessed airing cupboard housing combination central heating boiler.

Archway through to.....

#### KITCHEN

2.78m max x 1.80m (9'1" max x 5'10")

Well designed kitchen having range of light grain effect wall and floor units with complimentary work surfaces incorporating, one and a half bowl stainless steel sink unit, electric oven, stainless steel four ring gas hob with stainless steel chimney extractor over, integrated fridge, freezer, dish washer and automatic washing machine. Recessed spot lights and part tiled walls.

#### BEDROOM

2.90m max x 2.82m (9'6" max x 9'3")

Coved ceiling, built in wardrobe, Tv point.

#### BATHROOM

White suite comprising low level WC, pedestal wash hand basin, curved panelled bath with shower over, plumbed in towel rail. Extractor fan, tiled floor, recessed spot lights.

#### OUTSIDE

To the rear of the building there is allocated parking and the communal bin area.

### ADDITIONAL INFORMATION

#### SERVICES

Mains water, drainage, electricity and gas are

connected to the property. No services have been tested by the agent.

#### APPLIANCES

No appliances have been tested by the agent.

#### REFERENCES

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

#### DEPOSIT PROTECTION SERVICE

A 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

#### 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.

#### MOBILE PHONE AND BROADBAND

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU15 1RY. Mobile phone coverage for voice calls is available from EE. O2, Vodafone & Three has limited coverage. The checker results are predictions and should not be regarded as guaranteed.



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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>	75	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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

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 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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**zoopla**

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.