

CLUBLEYS



1, Myrtle Way,
HU151SR

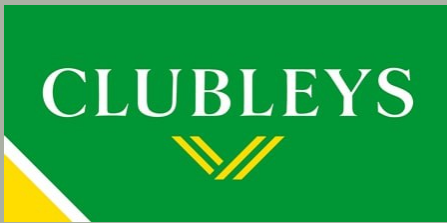
TO LET £1,675 Per Calendar Month



We are pleased to be offering this EXTENDED FIVE BED FAMILY HOME which is located close to all local amenities and SCHOOLS and stands at the head of a private cul-de-sac. This DETACHED property has been extended to the ground floor with GARDENS surrounding and a DRIVEWAY leading to a DETACHED DOUBLE GARAGE. The SPACIOUS accommodation on offer comprises entrance hallway, sitting room, STUDY/PLAYROOM, kitchen, DAY ROOM/ORANGERY, dining room, UTILITY ROOM. To the first floor there are THREE bedrooms, MASTER with ENSUITE and DRESSING ROOM and a FAMILY BATHROOM. To the second floor there are a further TWO bedrooms and a SHOWER ROOM.

BOND REQUIRED £1960, HOLDING DEPOSIT £390. COUNCIL BAND G. AVAILABLE MID APRIL

RENT £1,675 Per Calendar Month | DEPOSIT £1,930 | AVAILABLE FROM
East Yorkshire Council BAND: G



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

A central hallway which provides access to each of the individual rooms. Recessed understairs cupboard, coved ceiling, telephone point and herringbone design laminate wood effect flooring. Ballustrade staircase leads to the first floor.

LIVING ROOM

4.938 X 4.349

Fireplace with classical style surround and marble effect hearth with gas effect log fire. Coved ceiling and Telephone point.

STUDY/PLAYROOM

3.868 X 3.223

Coved ceiling.

DINING KITCHEN

3.904 X 3.129

Excellent range of white high gloss wall and floor units with polished wood effect work surfaces incorporating one and a half stainless steel sink unit, gas 4 ring hob with concealed extractor hood over and split level double oven. Integrated dish washer, fridge, freezer and plinth heaters. Recessed spot lights to ceiling and wood effect floor. Arch leading to utility room.

Open plan to Day Room.

DINING AREA / DAY ROOM

6.86 approx X 4.040 max

A spacious light room with patio doors with glazed panels to either side to rear garden. Wood effect flooring and archway through to ..

CLOAKROOM

Low level wc, pedestal hand basin.

UTILITY ROOM

2.623 X 1.566

Wall and floor units continue from the Kitchen with stainless steel sink unit and plumbing for automatic washing machine. Wall mounted central heating boiler, extractor and back door off.

FIRST FLOOR

LANDING

Spacious landing that could be utilised as a further study area. Ballustrade staircase to second floor, recessed airing cupboard.

MASTER BEDROOM

4.935 X 4.404 max

With archway through to Dressing Room.

DRESSING ROOM

3.139 X 1.967 max

Full length triple wardrobes.

ENSUITE BATHROOM

3.124 X 2.290

White suite comprising pedestal hand basin, low level WC, panel bath and double size shower cubicle incorporating moulded internal panel and power shower. Laminate floor, partially tiled walls and extractor fan.

BEDROOM TWO

3.825 X 3.791

Twin double recessed wardrobes.

BEDROOM THREE

3.822 X 3.143

Twin double recessed wardrobes.

FAMILY BATHROOM

3.107 X 2.406

White suite comprising pedestal hand basin, low level WC, panel bath and double size shower cubicle incorporating power shower. Laminate floor, partially tiled walls and extractor fan.

SECOND FLOOR

LANDING

BEDROOM FOUR

5.348 X 4.409

Projecting dormer window, access to eaves storage areas.

BEDROOM FIVE

5.346 X 3.739 max

Projecting dormer window, recessed wardrobe.

SHOWER ROOM

2.057 X 1.763

White suite comprising pedestal hand basin, low level WC and shower cubicle housing mains fed shower. Laminate floor, partially tiled walls and extractor fan.

OUTSIDE

GARDENS

There are elaborate gardens located to the rear which extend around the property offering considerable privacy.

The front garden has been landscaped with planted gravelled borders.

The rear garden has a paved patio area adjoining the house with a path leading around the side of the house to the garage, A lawn area with established herbaceous shrub borders surrounding and timber fencing to the perimeter.

DOUBLE GARAGE AND DRIVEWAY

A driveway offers ample off street parking and access to the detached double garage which has two up and over doors, power and light.

ADDITIONAL INFORMATION

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 Rightmove to obtain tenant/s references.

APPLIANCES

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

SERVICES


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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	84
(81-91) B		
(69-80) C		
(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

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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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www.clubleys.com

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