

CLUBLEYS



33, Blackburn Avenue,  
Brough, HU15 1BD  
TO LET £650 Per Calendar Month



Introducing this TWO bedroom mews property having the benefit of gas central heating and double glazing. The property is conveniently situated near the centre of the village and close to numerous amenities and RAILWAY STATION. The accommodation briefly comprises entrance hall, kitchen, living room, two bedrooms and bathroom with SHOWER. There is a fully enclosed GARDEN to the rear which leads onto pedestrian access to a single GARAGE and parking located in the courtyard closeby.

DEPOSIT REQUIRED £750. HOLDING DEPOSIT £150. COUNCIL BAND C. AVAILABLE END FEBRUARY.

RENT £650 Per Calendar Month | DEPOSIT £750 | AVAILABLE FROM 26th  
February 2026

East Yorkshire Council BAND: C

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

#### KITCHEN

2.55m x 2.39m

Range of high gloss wall and floor units with complimentary work surfaces incorporating one and a half stainless steel sink unit, electric oven, four ring gas hob with extractor hood over, plumbing for washing machine. Vinyl effect flooring, coved ceiling, part tiled walls and space for fridge freezer.

#### LIVING ROOM

4.69m x 3.60m

Tv point, telephone point and coved ceiling. Door leading to rear garden.

Stairs off.

### FIRST FLOOR

#### BEDROOM ONE

3.62m x 2.86m

High level cupboard over the stairwell box, coved ceiling and telephone point,

#### BEDROOM TWO

3.70m x 1.75m

Hatch to loft. Telephone point.

#### BATHROOM

2.69m x 1.75m

White suite comprising low level wc, pedestal hand basin, panelled bath with mains fed shower over, part tiled, extractor fan, vinyl flooring, recessed cupboard housing combination central heating boiler.

### GARDEN, GARAGE AND PARKING

Low maintenance fully enclosed rear garden with

paved patio, raised timber flower beds and a gate leading to access to a single garage and courtyard parking.

The front garden is gravelled.

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

### BROADBAND AND MOBILE PHONE COVERAGE

Please check the Ofcom website for information on the broadband and mobile phone coverage for this postcode.



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>91</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(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

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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
 HU15 1BA  
 01482 662211  
 brough@clubleys.com  
 www.clubleys.com

**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.