



A modern ONE bedroom house with PRIVATE PARKING behind secure wooden gates which is situated on this popular residential development and conveniently situated within Brough and all the excellent amenities, rail and road links. The well presented accommodation benefits from gas central heating and pvc double glazing and briefly comprises entrance hall, one bedroom and bathroom to the ground floor. An OPEN PLAN LIVING/ KITCHEN with dining area and decked BALCONY TERRACE to the first floor. There is PRIVATE PARKING situated to the front of the property. The property is offered PART FURNISHED.

DEPOSIT REQUIRED £775, HOLDING DEPOSIT £150, COUNCIL BAND A, AVAILABLE END OF MARCH

RENT £675 Per Calendar Month | DEPOSIT £775 | AVAILABLE FROM 28th March 2025

East Riding Of Yorkshire 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:-

GROUND FLOOR

ENTRANCE HALL

A UPVC double glazed front entrance door giving access to the property. Recessed cupboard, laminate flooring and stairs leading to the first floor accommodation.

BEDROOM

3.49m max x 2.78m max (11'5" max x 9'1" max)
Laminate flooring, TV socket and a fitted wardrobe.

BATHROOM

Modern white suite comprising:- low level WC, wash hand basin and panelled bath with shower over.
Extractor fan, part tiled walls and tile effect flooring.

FIRST FLOOR:-

KITCHEN

2.80m x 2.67m (9'2" x 8'9")
Fitted with a range of wall and base units, complimentary work surfaces incorporating electric oven, four ring gas hob with stainless steel splash back, extractor fan and stainless steel sink unit. Part tiled walls, laminate tile effect flooring, concealed wall mounted combination boiler. Access to loft space.
Open plan to the living room.

OPEN PLAN LIVING ROOM

3.50m x 3.04m (11'5" x 9'11")
Laminate flooring, TV point, telephone points, Juliette balcony and door to terrace.

OUTSIDE

BALCONY TERRACE

Accessed from the first floor living area is a balcony sun terrace with a seating area.

PARKING

There is a secure parking space accessed via double opening wooden gates with driveway in front offering additional parking. Power point and outside tap.

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 deiced 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.

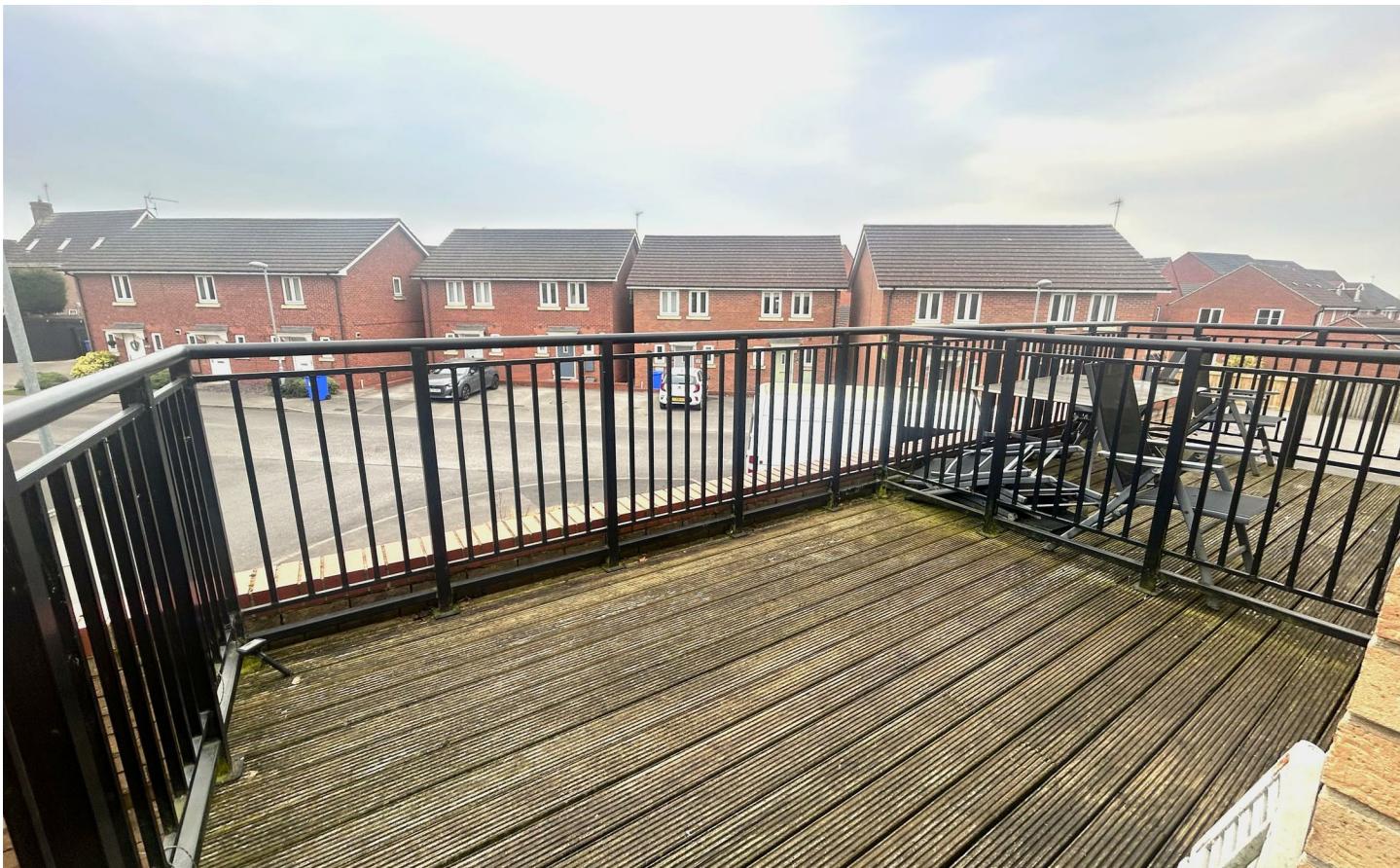
MOBILE PHONE AND BROADBAND COVERAGE

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

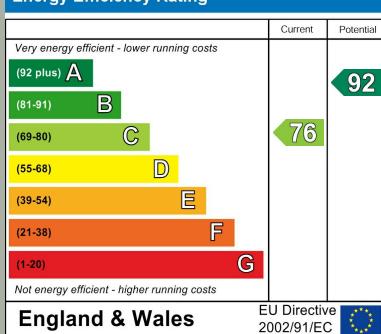
clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating



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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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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