

CLUBLEYS



6, Galland Road,
Welton, HU15 1XU

TO LET £1,500 Per Calendar Month

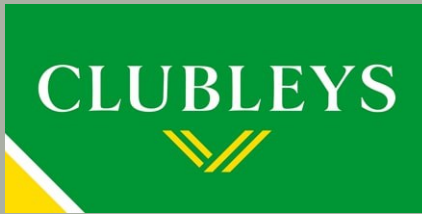


DONT BE DISAPPOINTED!!!

Offering this corner position MODERN FOUR BED EXECUTIVE DETACHED FAMILY home which is in BEAUTIFUL condition throughout. The attractively planned and SPACIOUS accommodation is located close to all the local schools and amenities and briefly comprises entrance hall, cloak room, living room, STUNNING dining kitchen, study/snug, four DOUBLE bedrooms, master with ENSUITE SHOWER ROOM and DRESSING AREA and family bathroom with SEPARATE SHOWER. There is a fully enclosed rear GARDEN with raised composite decking leading to a DETACHED DOUBLE GARAGE with private driveway for several cars. The front garden is mainly laid to lawn.

HOLDING DEPOSIT £345, BOND REQUIRED £1730, COUNCIL TAX BAND F, AVAILABLE JANUARY 23. 12 MONTHS MINIMUM TENANCY APPLIES.

RENT £1,500 Per Calendar Month | DEPOSIT £1,730 | AVAILABLE FROM 9th
January 2023
BAND: F



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 to light and airy hallway.

Double opening storage cupboard and understairs cupboard.

Stairs off.

CLOAKROOM

1.596 x 0.996 (5'2" x 3'3")

Low level wc, pedestal hand basin, chrome heated towel radiator, modern tiling to walls and tiled floor.

DINING KITCHEN

6.848 x 3.827 (22'5" x 12'6")

Stunning range of high gloss wall and floor units with complimentary worksurfaces and splashbacks. Composite one and half bowl sink unit, cupboard housing split level stainless steel oven and microwave. Four ring gas hob with stainless steel extractor over. Integrated dishwasher and fridge freezer. Breakfast island with contrasting under storage. Laminate floor.

Space for large dining table near feature bow window.

UTILITY ROOM

1.967 x 1.840 (6'5" x 6'0")

Floor unit with complimentary work surface and splashback, plumbed for washing machine, stainless steel sink, and laminate floor.

Back door to rear garden.

FAMILY ROOM / OFFICE

3.198 x 2.971 (10'5" x 9'8")

Feature bay window, USB points.

LIVING ROOM

5.492 x 4.515 (18'0" x 14'9")

Dual aspect, feature bay window, electric fire with modern high gloss surround, tiled inset and hearth. Tv and telephone points. USB points.

FIRST FLOOR

LANDING

Split level landing with picture arch window. Hatch to loft space, cupboard housing hot water cylinder.

MASTER BEDROOM

4.295 x 4.222 (14'1" x 13'10")

Feature bay window, Tv and telephone points,

Door to ensuite shower room.

DRESSING AREA

Recessed wardrobes with central mirrored sliding door.

ENSUITE SHOWER ROOM

2.224 x 2.037 (7'3" x 6'8")

Suite comprising low level wc, pedestal hand basin, large shower cubicle, partially tiled walls, tiled floor, recessed ceiling spots, chrome heated towel radiator. Extractor.

BEDROOM TWO

3.955 x 3.614 (12'11" x 11'10")

Feature bay window, recessed wardrobes with sliding doors.

BEDROOM THREE

3.453 x 3.187 (11'3" x 10'5")

Feature bay window.

BEDROOM FOUR

3.782 x 2.709 (12'4" x 8'10")

Recessed triple wardrobe with central mirror and sliding doors

FAMILY BATHROOM

2.602 x 2.155 (8'6" x 7'0")

Modern suite comprising low level wc, pedestal hand basin, panelled bath, separate shower cubicle, Partially tiled walls and tiled floor. Recessed ceiling spots and chrome heated towel radiator.

OUTSIDE

GARDENS

To the rear there is a fully enclosed garden with paved patio adjacent to the house with a paved pathway leading to the detached double garage and driveway for several cars. There is a raised composite decked area which enjoys south westerly sun during the day and mature shrubs to borders.

Enclosed bin area and outside tap.

At the front of the house, it is mainly laid to lawn with a decorative block paved path and planting to beds.

DETACHED DOUBLE GARAGE

Up and over doors. Power and light.

Personnel side door from garden into garage.

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, will 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 .

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

REFERENCES

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B	82	
(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

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 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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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



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.