

CLUBLEYS



32B, Skillings Lane,  
Brough, HU15 1BQ  
TO LET £795 Per Calendar Month



Offered as a SIX MONTH TENANCY ONLY. Situated in an established residential location within walking distance of a wide range of local amenities including SHOPS and RAILWAY STATION is this spacious THREE bedroom house which has the benefit of gas central heating and PVC double glazing. The property briefly comprises entrance hall, good size living room/ dining room, kitchen, three bedrooms and family bathroom. There is a good size rear garden and to the front is an extended gravel area allowing additional private parking for several vehicles along with the existing driveway.

AVAILABLE JULY. COUNCIL BAND B. HOLDING DEPOSIT £165. DEPOSIT £915

RENT £795 Per Calendar Month | DEPOSIT £915 | AVAILABLE FROM 1st  
July 2024  
BAND: B

rightmove

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### HALLWAY

Laminate flooring. Telephone point and under stairs storage cupboard. Stairs off leading to the first floor.

#### KITCHEN

2.59 x 2.75 (8'6" x 9'0")

A range of modern white wall and floor units with complimentary work surfaces and splash backs. Stainless steel sink unit with mixer tap over. Dual fuel oven with four ring gas hob, new stainless steel splashback and new tiling to wall. Space for washing machine and fridge freezer. Under stairs storage cupboard and laminate flooring. Side door off leading onto driveway.

#### LIVING ROOM

4.97 x 3.49 (16'4" x 11'5")

New carpet. Cream modern effect fire surround inset and hearth housing electric pebble effect fire. Bay window. Two radiators, Tv point. Open plan into the;-

#### DINING ROOM

2.41 x 3.00 (7'11" x 9'10")

New carpet. French doors opening into rear garden. Radiator.

### FIRST FLOOR

#### LANDING

Hatch to loft. Storage cupboard. New carpet.

#### BEDROOM ONE

3.07 x 4.08 (10'1" x 13'5")

Laminate flooring. Storage cupboards and radiator.

#### BEDROOM TWO

3.29 x 3.25 (10'10" x 10'8")

Laminate flooring. Light wood effect fitted bedroom units with dressing unit and mirror over. Radiator.

#### BEDROOM THREE

2.84 x 2.14 (9'4" x 7'0")

Laminate flooring. Storage cupboard. Radiator.

#### BATHROOM

1.93 x 1.66 (6'4" x 5'5")

White suite comprising low level Wc, pedestal hand basin and panelled bath with mixer shower tap attachment and new water proof boarding. New Vinyl floor. Extractor fan.

### OUTSIDE

### REAR GARDEN

Fully enclosed rear garden with shaped lawn and borders. There is a paved patio area and large garden shed. To the side there is gated access leading to private off road driveway for parking.

### FRONT GARDEN

Gravelled garden area allowing for additional parking, with planted shrub borders and mature hedging for privacy. Side gravelled driveway.

### APPLIANCES

No appliances have been tested by the agent.

### SERVICES

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

### COVID VIEWING GUIDANCE

Following the Government latest guidance regarding Coronavirus - new restrictions are in place and must be adhered to should you wish to view this property, limiting viewings to two people and for 15 minutes maximum. Viewers should also wear their own face coverings and gloves as required. Further guidance will be given by our team.

### 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

### 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 decided 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.

### REFERENCES

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

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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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.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>82</b>
(69-80) <b>C</b>		<b>67</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

Chartered Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
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brough@clubleys.com  
www.clubleys.com

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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.