

CLUBLEYS



6, Thornton,  
Brough, HU15 1SF

TO LET £1,300 Per Calendar Month



This DETACHED FAMILY HOME offers spacious accommodation with three reception rooms, in addition there is a breakfast kitchen and utility to the ground floor. To the first floor are FOUR DOUBLE BEDROOMS, master with ENSUITE and a family bathroom. There is ample off street parking via the side driveway leading to DOUBLE DETACHED GARAGE. Well maintained generous REAR GARDEN with paved patios, laid to lawn and mature borders to provide further privacy.

HOLDING DEPOSIT £300. DEPOSIT REQUIRED £1500. COUNCIL BAND F. AVAILABLE AUGUST

RENT £1,300 Per Calendar Month | DEPOSIT £1,500 | AVAILABLE FROM  
BAND: F

Surrounded by the villages of Brough, Swanland and South Cave, Elloughton is at the heart of Hull's most desirable residential locations. Situated west of Hull, Elloughton benefits from a good selection of amenities including local shops, Post Office and general conveniences. 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. Elloughton has its own primary school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### ENTRANCE HALLWAY

Front door leading in with side glazed panel. Stairs off to the first floor, coving to the ceiling, dado rail and personnel door into the garage.

#### LIVING ROOM

3.46 x 5.14

Feature bay window, fireplace housing coal effect fire with timber surround and marble inset and hearth. Coving to the ceiling, dado rail and double doors into the...

#### DINING ROOM

2.91 x 2.91

Coving to the ceiling, dado rail and patio doors leading into the rear garden.

#### SUN ROOM

2.05 x 2.38

Overlooking the rear garden with feature curved bay window and laminate flooring.

#### KITCHEN

3.12 x 2.94

Range of white wall and floor units with complimentary dark work surfaces incorporating circular stainless steel sink unit with mixer tap over, integrated split level oven, larder unit, space for fridge, larder unit and breakfast bar. Part tiling to the walls and tiling to the floor.

#### UTILITY ROOM

1.55 x 1.94

Single base unit, work surface and sink unit with space for washing machine and tumble dryer. Wall mounted gas central heating boiler and back door off.

#### CLOAKROOM

Low level WC and wall mounted hand basin. Tiling to the floor.

### FIRST FLOOR

#### LANDING

Hatch to loft space and recessed storage cupboard.

#### MASTER BEDROOM

4.37 (max) 4.45

To the front of the property, coving to the ceiling and a range of fitted wardrobes comprising of three doubles.

#### ENSUITE SHOWER ROOM

1.75 x 2.85

Suite comprising of shower cubicle with mains fed shower, low level WC and pedestal hand basin. Part tiling to the walls, tiling to the floor and extractor fan.

#### BEDROOM TWO

3.53 (into wardrobe) (11'6" (into wardrobe))

To the rear of the property with two double fitted wardrobes.

#### BEDROOM THREE

3.87 (into wardrobe) (12'8" (into wardrobe))

To the rear of the property with two double fitted wardrobes.

#### BEDROOM FOUR

3.48 (max) x 3.09

To the rear of the property.

#### FAMILY BATHROOM

Suite comprising of low level WC, pedestal hand basin, panelled bath and separate shower cubicle with mains fed shower. Part tiling to the walls, tile effect vinyl flooring and extractor fan.

### OUTSIDE

#### DRIVEWAY AND GARAGE

Large driveway provides ample off street parking leading to the double garage with up and over door, power and light.

#### GARDENS

Laid mainly to lawn. Side access gate.

Westerly facing garden laid mainly to lawn with timber fencing to the boundary, feature patio area extending along the rear of the property. Feature planting to the sides.

### ADDITIONAL INFORMATION

#### SERVICES

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

#### APPLIANCES

No appliances have been tested by the agent.

#### 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

#### 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.

#### REFERENCES


We use Rightmove 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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		68	78
(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: 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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
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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.