

CLUBLEYS



29, Ruskin Way,  
Brough, HU15 1GW

TO LET £975 Per Calendar Month



Introducing this well planned FAMILY home which has all that MODERN LIVING has to offer and is situated close to all the local AMENITIES and SCHOOLS. Arranged over three floors and in excellent condition the accommodation briefly comprises entrance hall, cloakroom, dining kitchen to the ground floor, living room and bedroom three to second floor and the master bedroom with ENSUITE, bedroom two and family bathroom to the third floor. There are LOW MAINTENANCE GARDENS to the front and rear and a single integral GARAGE.

An early viewing is recommended to appreciate this deceptively spacious property.

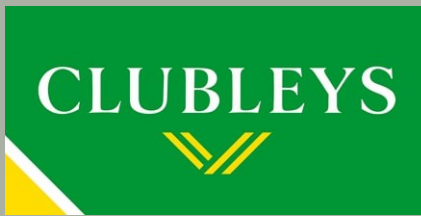
HOLDING DEPOSIT £225, BOND REQUIRED £1125, COUNCIL BAND D, AVAILABLE END JULY

RENT £975 Per Calendar Month | DEPOSIT £1,125 | AVAILABLE FROM  
East Yorkshire Council BAND: D

rightmove 

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

ZOOPLA



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. laminate flooring.

Stairs off.

##### CLOAKROOM

1.994 x 0.938 (6'6" x 3'0")

Low level wc, pedestal hand basin, recessed ceiling spots and partially tiled walls.

##### DINING KITCHEN

4.549 x 2.903 (14'11" x 9'6")

A range of light wall and floor units with complimentary work surfaces. Stainless steel sink unit, stainless steel range with gas hob and chimney style extractor over, partially tiled walls, space for dishwasher, plumbed for washing machine, integrated fridge freezer, recessed ceiling spots and tiled floor.,

Back door to rear garden.

##### FIRST FLOOR

##### LANDING

##### LIVING ROOM

4.778 x 4.562 (15'8" x 14'11")

Tv and telephone points.

##### BEDROOM THREE

3.046 x 2.714 (9'11" x 8'10")

##### SECOND FLOOR

##### LANDING

Hatch to loft.

##### MASTER BEDROOM

4.013 x 2.777 (13'1" x 9'1")

A range of fitted wardrobes. Tv and telephone points.

##### ENSUITE SHOWER ROOM

1.888 x 1.691 (6'2" x 5'6")

Low level wc, pedestal hand basin, corner cubicle shower

mains fed, laminate flooring, partially tiled walls, recessed ceiling spots, shaver point and ladder style radiator.

##### BEDROOM TWO

4.569 x 3.106 (14'11" x 10'2")

Cupboard housing hot water cylinder. Storage cupboard.

##### FAMILY BATHROOM

2.034 x 1.723 (6'8" x 5'7")

White suite comprising low level wc, pedestal hand basin, panelled bath with glass shower screen and shower tap attachment, vinyl flooring, recessed ceiling spots, extractor, partially tiled walls, ladder style radiator and shaver point.

##### OUTSIDE

##### GARDENS AND GARAGE

To the rear is a fully enclosed tiered garden with a raised deck area and artificial turf which is designed for easy maintenance.

There is a side gate leading to the front of the property, where there is parking and a single integral garage. The garage has an up and over door, power and light.

##### 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			88
(81-91) B		77	
(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

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