

CLUBLEYS



31, Ferry Road,  
Brough, HU15 2JG

TO LET £625 Per Calendar Month



Within strolling distance from the local shops, schools and iconic Cave Castle is this two bed terrace property. The accommodation includes a living room, kitchen, two bedrooms, and a bathroom. To the rear via a shared access, is a lovely well maintained garden with paved area and a shed. At the front there are raised flower beds and off street parking.

HOLDING DEPOSIT £140 DEPOSIT REQUIRED £720, COUNCIL BAND B. AVAILABLE NOW.

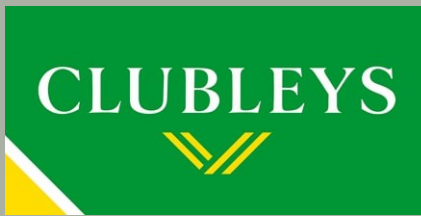
RENT £625 Per Calendar Month | DEPOSIT £720 | AVAILABLE FROM 15th July 2024

East Yorkshire Council BAND: B

rightmove 

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

ZOOPLA



South Cave is a popular village conveniently situated approximately 12 miles to the west of Hull, two miles from the M62 giving access to the West Riding motorway network and five miles from the main line railway station at Brough.

The Village has a range of facilities which include a variety of Shops, Bank, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities

## THE ACCOMMODATION COMPRISES

### GROUND FLOOR

#### LIVING ROOM

4.593 x 4.365 (15'0" x 14'3")

Brick fireplace with alcoves to either side with stone hearth housing electric coal effect fire.#

Tv point.

#### KITCHEN

3.735 x 2.632 (12'3" x 8'7")

A range of wall and floor units with complimentary work surfaces. Sink unit, tiled walls and under stair pantry. Freestanding cooker, space for fridge and plumbed for washing machine.

Back door to rear garden.

### FIRST FLOOR

#### LANDING

Hatch to loft

#### BEDROOM ONE

4.603 x 3.031 (15'1" x 9'11")

Double with Feature Victorian style fireplace.

#### BEDROOM TWO

3.794 x 2.157 (12'5" x 7'0")

Double with views over countryside.

#### BATHROOM

2.905 x 1.424 (9'6" x 4'8")

White panelled bath, pedestal hand basin, low level toilet, partially tiled walls and storage cupboard housing central heating boiler.

### OUTSIDE

#### GARDENS AND PARKING

There is a well maintained rear garden which is

mainly laid to lawn with perimeter hedging and a paved patio area adjacent to the property.

There is a shared side access leading to the front of the property and the off street parking.

## ADDITIONAL INFORMATION

### APPLIANCES

No appliances have been tested by the Agent.

### SERVICES

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

### 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.

### 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.









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

## 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: 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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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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.