

8, Ferry Court,
Brough, HU15 1ET
£725 Per Calendar Month



ABOUT THE PROPERTY

A beautifully presented property located in this popular area ideal for the railway station and local amenities. Benefitting from a garage and two allocated parking spaces, an early viewing is highly recommended.

Leading from an entrance hallway with spacious lounge, modern kitchen, two double bedrooms and a bathroom. Front and rear gardens.

AVAILABLE END OF JULY.

HOLDING DEPOSIT £165. DEPOSIT REQUIRED £835. COUNCIL TAX BAND B.







THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL

With a UPVC double glazed front entrance door, laminate flooring and UPVC double glazed window to the side elevation.

SITTING ROOM

4.61m into stair recess x 4.37m (15'1" into stair recess x 14'4")

With a UPVC double glazed window to the front elevation, coving to ceiling, laminate flooring, television point and stairs to first floor accommodation.

KITCHEN

4.38m x 2.77m (14'4" x 9'1")

UPVC double glazed window to the rear elevation, UPVC double glazed rear entrance door, laminate flooring, recessed ceiling spot lights and double radiator. Fitted with a range of white gloss wall and floor units, complimentary work surfaces, space for fridge/freezer, space for washing machine, fitted oven, four ring gas hob with stainless steel extractor fan over, 1 1/2 bowl stainless steel sink unit and cupboard housing wall mounted gas fired boiler.

FIRST FLOOR:-

LANDING

Access to loft space and fitted cupboard.

BEDROOM ONE

4.38m x 3.60m (14'4" x 11'9")

UPVC double glazed windows to the front elevation, fitted wardrobes and a radiator.

BEDROOM TWO

2.79m x 2.45m (9'1" x 8'0")

UPVC double glazed window to the rear elevation, fitted cupboard and a radiator.

BATHROOM

1.82m x 1.77m (5'11" x 5'9")

UPVC double glazed window to the rear elevation, vinyl flooring, part tiled walls, recessed ceiling spot light and an extractor fan. Three piece white suite comprising:- panelled bath with shower over, low level WC and wash hand basin.

OUTSIDE:-

Two allocated parking spaces to the rear.

FRONT GARDEN

Lawned front garden with pathway leading to front of the property with pedestrian access only.

REAR GARDEN

Easy to maintain, the rear garden is gravelled.

GARAGE

Single garage with up and over door. Personnel door.

ADDITIONAL INFORMATION:-

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage.

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.



AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

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

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another Agent, we offer a full range of Survey reports including Homebuyer Reports, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or e-mail surveys@clubleys.com

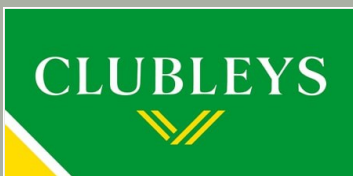
FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		72	
(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	

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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.