

CLUBLEYS



4, Turner Close,  
HU15 1GU

TO LET £975 Per Calendar Month



Arranged over three floors and with a open plan kitchen/garden room to the ground floor this THREE bedroom TOWNHOUSE really has all that modern living has to offer. Well presented throughout within a small cul-de-sac and close to the play area this property is ideally located. The well planned accommodation which benefits from gas central heating and pvc double glazing briefly comprises entrance hall, cloakroom, open plan kitchen/garden room, to the first floor is a spacious living room and third bedroom and the second floor has the master bedroom with ensuite shower room, bedroom two and family bathroom. There is a driveway to the front of the property offering off street parking, and southerly facing garden to the rear with patio area and lawn beyond.

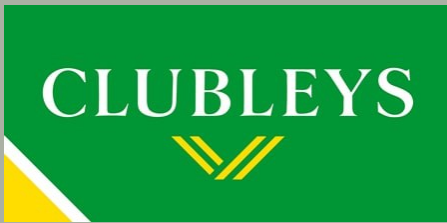
HOLDING DEPOSIT £225. DEPOSIT REQUIRED £1125. COUNCIL BAND D. AVAILABLE MID SEPTEMBER

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

##### GROUND FLOOR

##### ENTRANCE HALLWAY

##### CLOAKROOM

White suite comprising pedestal hand basin and low level WC. Wall mounted central heating boiler, extractor fan and recessed ceiling spot lights. Half tiled walls.

##### OPEN PLAN DINING KITCHEN/DAYROOM

8.19 x 7.27 (26'10" x 23'10")

Excellent range of light grain effect wall and floor units with complementary work surfaces and tiled splashbacks incorporating one and a half bowl stainless steel sink unit, range cooker with stainless steel extractor hood over. Integrated fridge freezer, dishwasher and plumbed for washer. Tiled floor, coved ceiling and recessed ceiling spot lights. Under stairs cupboard and recessed cupboard containing hot water cylinder. Open plan to .....

A fantastic asset to this property is the open plan garden room. Coved ceiling, TV and telephone point. Double opening french doors with glazed panels to either side provides access to the rear garden.

##### FIRST FLOOR

##### FIRST FLOOR LANDING

Stairs leading to second floor accommodation.

##### LIVING ROOM

4.52m x 3.97m

A lovely spacious room with coved ceiling and TV point. Rear aspect.

##### BEDROOM THREE

3.11m x 2.67m

Triple fitted wardrobes. Front aspect.

##### SECOND LANDING

##### MASTER BEDROOM

4.75m into w/d x 2.71m

Triple recessed wardrobes, TV point and coved ceiling. Rear aspect.

##### ENSUITE SHOWER ROOM

1.09m x 1.72m

White suite comprising low level WC, pedestal hand basin and shower cubicle housing mains fed shower. Extractor fan, shaver socket and recessed ceiling spot lights. Part tiled walls, fully tiled to shower area, plumbed ladder towel rail. Laminate flooring.

##### BEDROOM TWO

3.58m x 3.01m

Recessed single wardrobe and high level cupboard above stairwell. Front aspect.

##### BATHROOM

2.06m x 1.74m

White suite comprising panelled bath with shower tap attachment, low level WC and pedestal hand basin. Extractor fan, plumbed towel rail, part tiled walls, shaver socket and laminate flooring.

##### OUTSIDE

##### GARDENS AND DRIVEWAY

There is a driveway to the front of the property which provides off street parking. A path leads to the front door through a landscaped front garden which has been laid to a slate chipped bed. An adjacent side gate gives access to the rear via a pedestrian pathway.

A paved patio area adjoins the rear of the property with a lawn beyond surrounded by established shrubs and timber fencing to the perimeter.

##### ADDITIONAL INFORMATION

Internal pictures to follow

##### APPLIANCES

No appliances have been tested by the agents.

##### 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

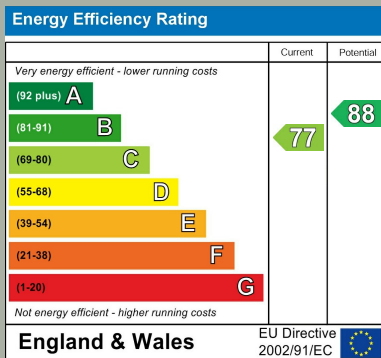
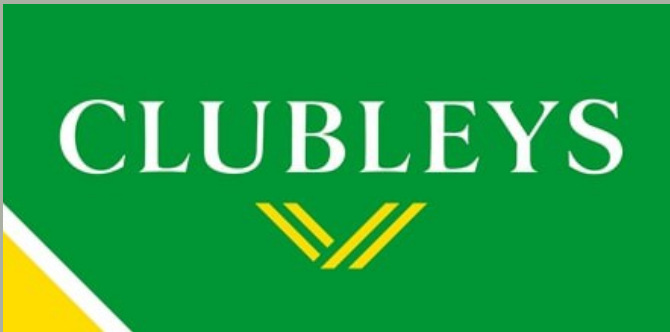
##### REFERENCES

We use Rightmove to obtain tenant/s references.

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

**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 Surveyor,  
 Estate Agents,  
 Lettings Agents &  
 Auctioneers

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 brough@clubleys.com  
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