

CLUBLEYS



6, Orchard Mews,  
Brough, HU15 1FJ

TO LET £795 Per Calendar Month



Orchard Mews is a GATED COURTYARD DEVELOPMENT of eight town houses conveniently situated within Brough and easy reach of the excellent rail and road links. These individual designed properties have the benefit of gas central heating with combination boilers, pvc double glazing and offer spacious living throughout. This is a TWO bedroom briefly comprising ground floor entrance hall, cloakroom, open plan kitchen with living area, two bedrooms and family bathroom. Allocated secure PRIVATE PARKING and enclosed DECKED OUTSIDE AREA.

NO PROPERTY DEPOSIT BUT GUARANTOR REQUIRED. COUNCIL BAND B. HOLDING DEPOSIT £180 AVAILABLE NOW

RENT £795 Per Calendar Month | DEPOSIT £915 | AVAILABLE FROM  
East Riding of Yorkshire Council BAND: B



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 HALL

With stairs off.

#### CLOAKROOM

With wall mounted WC and wash hand basin.

#### OPEN PLAN KITCHEN/LIVING

5.614 x 4.045 (18'5" x 13'3")

Well designed kitchen with a range of wall and floor units with complementary work surfaces with integrated electric oven, hob, extractor, fridge, freezer and dish washer.

Living area with French doors leading out to timber decked garden area.

### FIRST FLOOR

#### LANDING

#### BEDROOM ONE

4.278 x 3.667 (14'0" x 12'0")

#### ENSUITE

Suite comprising wall mounted WC, wash hand basin and shower. Partially tiled walls.

### SECOND FLOOR

#### BEDROOM TWO

4.246 x 3.779 (13'11" x 12'4")

#### BATH AREA

Raised bath area.

### CLOAKROOM TWO

Comprising wall mounted WC and wash hand basin.

### OUTSIDE

To the rear of the property is a decked area and parking accessed via electric gates.

### ADDITIONAL INFORMATION:-

#### SERVICES

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

#### APPLIANCES

No appliances tested by the agent.

#### DEPOSIT PROTECTION SCHEME

A 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 DEPOSITS

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](http://clubleys.com)



Estate Agents | Lettings Agents | Chartered Surveyors



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

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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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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.