

CLUBLEYS



31, Munstead Way,
Brough, HU15 1FN

TO LET £795 Per Calendar Month



Introducing this delightful modern two bedroom house. The property boasts two double bedrooms, a sleek bathroom, a spacious open plan living and dining area and the fitted kitchen has integrated appliances. There is private allocated parking adjoining, leading to the enclosed rear garden which offers a manageable lawn and a separate paved patio.

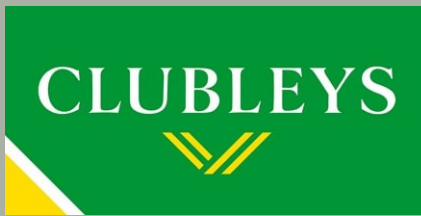
HOLDING DEPOSIT £180. DEPOSIT REQUIRED £915. COUNCIL BAND B. AVAILABLE NOW.

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

rightmove 

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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.

ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALL

Front entrance door leading into the hall, window to the front elevation, with staircase off to the first floor. Door leading into...

OPEN PLAN LIVING/DINING KITCHEN AREA

5.98 max x 4.41 max (19'7" max x 14'5" max)
Spacious light and airy living/dining space. Provides a range of modern base, floor and wall units with complimentary work surfaces and tiled splash backs. Contemporary built in appliances to include oven with stainless steel panel splash back, gas hob, concealed extractor hood and washing machine, one and half bowl stainless steel sink unit. Spot lighting, ash grey laminate flooring, wall mounted unit housing gas central heating boiler, window to front aspect with radiator under. Storage cupboard understairs, door leading into...

CLOAKROOM/WC

1.66m x 0.92m (5'5" x 3'0")
Two piece white suite comprising: low flush WC, white gloss unit housing ceramic bowl wash hand basin, contemporary matt black sanitary fittings, window and radiator.

FIRST FLOOR

LANDING

Access to roof void/loft.

MASTER BEDROOM

2.79 max x 5.73 max (9'1" max x 18'9" max)
A range of built in sliding mirrored wardrobes, two windows to front aspect (one with radiator under), power points and door with access to storage cupboard.

BEDROOM TWO

3.05 max x 3.55 (10'0" max x 11'7")
Window to rear aspect. Door with access of onto landing area.

BATHROOM

1.61 x 2.03 (5'3" x 6'7")
Comprising white three piece suite. Panelled bath with shower over and screen, low flush WC, pedestal wash hand basin, radiator and window to rear aspect.

OUTSIDE

FRONT ELEVATION

Gravelled for ease of maintenance, with part boundary hedging, steps leading to the front entrance, access to a side lawned area with drive way/allocated parking space.

REAR GARDEN

Fully enclosed and predominantly laid to lawn, a paved patio area. Side access to a paved driveway with allocated parking for one vehicle. Garden shed.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

None of the appliances have been tested by the agents.

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
Very energy efficient - lower running costs			
(92 plus) A			89
(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

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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

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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.