

CLUBLEYS



8, Chancery Court,  
Brough, HU15 1FG

TO LET £625 Per Calendar Month



Chancery court is within walking distance to the local RAILWAY STATION and all local amenities. The well presented property is a TWO bedroom GROUND FLOOR flat, having the benefit of pvc double glazing and electric wall heaters. The property comprises communal entrance, entrance hall, living room, kitchen, two bedrooms and bathroom. The building is set in maintained communal gardens and there is an allocated PARKING SPACE located to the rear.

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

RENT £625 Per Calendar Month | DEPOSIT £720 | AVAILABLE FROM  
BAND: B



## THE ACCOMODATION COMPRISES

### COMMUNAL ENTRANCE HALLWAY

Communal hallway provides access to the flat.

There is a personal letterbox and cupboard housing electric meters.

### ENTRANCE HALLWAY

With recessed cupboard housing hot water cylinder, storage cupboard, intercom system and electric wall mounted heater.

### LIVING ROOM

4.948 x 3.640 (16'2" x 11'11")

Tv point. electric wall mounted heater.

Overlooks the front communal garden.

### KITCHEN

3.871 x 2.173 (12'8" x 7'1")

A full range of light wall and floor units with complimentary work surfaces ,incorporating a stainless steel single bowl sink unit, built in stainless steel electric oven, four ring electric hob with stainless steel chimney style extractor over.

Tiled floor and partially tiled walls. Space for fridge/freezer and plumbed for washing machine. Electric wall mounted heater.

### BEDROOM ONE

4.518 x 2.424 (14'9" x 7'11")

Fitted wardrobe with mirror front. Electric wall mounted heater.

### BEDROOM TWO

3.377 x 2.197 (11'0" x 7'2")

Electric wall mounted heater.

### BATHROOM

White suite comprising low level wc, pedestal vanity hand basin and panelled bath with mains fed shower over. Tiled floor and partially tiled walls. Extractor and shaver point.

### OUTSIDE

The property is surrounded by communal gardens which are maintained by the management company.

Private allocated parking is situated to the rear.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

### 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.

### BROADBAND AND MOBILE PHONE COVERAGE

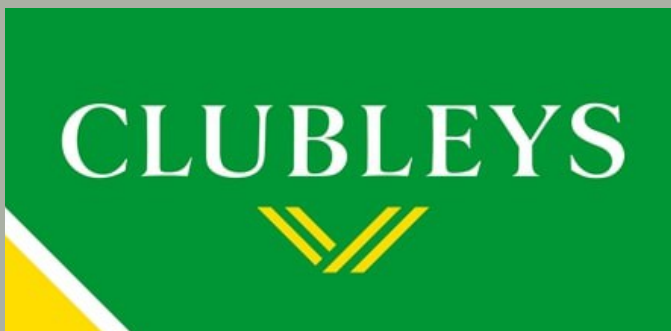
The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode HU15 1FG Mobile phone coverage for voice calls is available from EE, O2, Vodaphone & Three. The checker results are predictions and should not be regarded as guaranteed.



clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		79
(69-80) <b>C</b>		
(55-68) <b>D</b>	62	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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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**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.