

CLUBLEYS



White Cottage, 9, Stockbridge Road,  
Brough, HU15 1HW  
TO LET £795



DONT MISS THIS LITTLE GEM!!!!

Introducing this QUAIN end terrace COTTAGE which has an ABUNDANCE OF FEATURES and conveniently situated within the heart of this POPULAR VILLAGE, close to all the local amenities including schools and shops. The CHARACTER accommodation has a good size sitting room, dining kitchen, shower room and two DOUBLE bedrooms. The property has the benefit of gas fired central heating, double glazing and a fully enclosed REAR GARDEN. Parking is on street.

DEPOSIT REQUIRED £915. HOLDING DEPOSIT £180. COUNCIL BAND C. AVAILABLE JUNE

RENT £795 | DEPOSIT £915 | AVAILABLE FROM 3rd June 2024  
East Yorkshire Council BAND: B



Surrounded by the villages of Brough, Swanland and South Cave, Elloughton is at the heart of Hull's most desirable residential locations. Situated west of Hull, Elloughton benefits from a good selection of amenities including local shops, Post Office and general conveniences. 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. Elloughton has its own primary school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

Front entrance door.

##### LIVING ROOM

4.94m x 3.86m (16'2" x 12'7")

Feature fireplace, under stairs cupboard, TV aerial point, telephone point, radiator, window seat.

##### DINING KITCHEN

3.97m x 2.64m (13'0" x 8'7")

Fitted with a range of wall and base units comprising work surfaces, one and a half bowl stainless steel sink unit, plumbing for automatic washing machine, part tiled walls, tiled floor, eye level oven, electric hob, radiator, stairs to first floor, rear entrance door.

##### FIRST FLOOR

##### LANDING

Access to loft space.

##### BEDROOM ONE

3.99m x 3.65m (13'1" x 11'11")

Feature fireplace, radiator, fitted wardrobes and drawers.

##### BEDROOM TWO

3.78m x 1.95m (12'4" x 6'4")

Feature fireplace, fitted wardrobes.

##### SHOWER ROOM

1.88m x 1.86m (6'2" x 6'1")

Three piece white suite comprising step in shower cubicle, low flush WC, wash hand basin set in vanity unit, part tiled walls, tiled floor, extractor fan, radiator.

##### OUTSIDE

##### GARDENS

Typical Cottage style garden which is fully enclosed for privacy with steps leading to the lawn, mature Peony and Rose planted borders and a seating area to the

paved patio. There is a plastic freestanding storage container. Outside tap.

Side gate for pedestrian access only.

##### PARKING

On street parking.

##### ADDITIONAL INFORMATION

##### SERVICES

Mains water, drainage, electricity and gas 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 16 Mbps is available at this postcode HU15 1HW. Mobile phone coverage for voice calls is available from EE & 3, Vodafone and O2 which is limited. Mobile phone coverage for data is available from Three & O2 which is limited. 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>                                          | 56      |           |
| (39-54) <b>E</b>                                          |         |           |
| (21-38) <b>F</b>                                          |         |           |
| (1-20) <b>G</b>                                           |         |           |
| Not energy efficient - higher running costs               |         |           |
| England & Wales<br><small>EU Directive 2002/91/EC</small> |         |           |

#### 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

#### 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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

#### 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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
 HU15 1BA  
 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.