

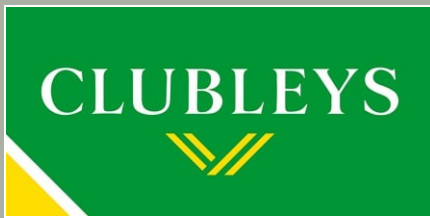


1, Orchard Mews,  
Brough, Station Road, HU15 1FJ  
£895 Per Calendar Month



Orchard Mews is a gated courtyard development of INDIVIDUALLY DESIGNED PROPERTIES conveniently situated within Brough and easy reach of the excellent road links and walking distance to the RAILWAY STATION. The properties benefit from combination gas central heating and upvc double glazing. This well presented TWO bedroom MODERN house briefly comprises ground floor entrance hall, CLOAKROOM, dining kitchen, living room, two DOUBLE bedrooms and family bathroom. There is an enclosed LOW MAINTENANCE rear GARDEN AND PRIVATE SECURE GATED PARKING.

NO PROPERTY DEPOSIT BUT GUARANTOR REQUIRED, HOLDING DEPOSIT £205, COUNCIL BAND B. AVAILABLE NOW.



Tenure:  
East Yorkshire Council  
BAND: B

## THE ACCOMODATION COMPRISES

### ENTRANCE HALLWAY

Front door leading in. Laminate floor and stairs off.

### DINING KITCHEN

3.11 x 3.19m (10'2" x 10'5")

A range of high gloss wall and floor units with complimentary dark work surfaces, stainless steel sink unit, electric oven, four ring gas hob with stainless steel chimney style extractor over, integrated fridge/freezer. Ceiling spotlights and laminate floor. Plumbed for washing machine.

### LIVING ROOM

3.79 x 4.02 (12'5" x 13'2")

Tv and telephone points, laminate floor. French doors leading to rear garden.

### CLOAKROOM

0.81x 2.06 (2'7"x 6'9")

Low level wc and wash hand basin. Partially tiled walls, extractor and laminate floor.

## FIRST FLOOR

### LANDING

### BEDROOM ONE

3.08 x 4.47 (10'1" x 14'7")

Tv point. Rear elevation.

### BEDROOM TWO

3.08 x 4.47 (10'1" x 14'7")

Front elevation. Tv point.

### BATHROOM

White suite comprising low level wc, hand basin, P shaped bath with mains fed shower over, partially tiled walls, tiled floor, heated ladder style towel radiator and extractor. wall mounted cabinet.

## OUTSIDE

### GARDEN

There is a low maintenance paved rear garden with a raised timber flower bed and gravelled borders. There is access via a gate to the allocated secure parking area.

### PRIVATE PARKING

Accessed via electric gates is the allocated secure parking area.

## 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.

### GUARANTOR

No property deposit but guarantor required.

### REFERENCES

We use Rightmove to obtain tenant/s references.

### MOBILE PHONE AND BROADBAND

The Ofcom website suggests there is a maximum download speed of 80 Mbps is available at this postcode HU15 1fJ. Mobile phone coverage for voice calls is available from Three and O2 which is likely and EE and Vodafone is limited. The checker results are predictions and should not be regarded as guaranteed.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

#### VIEWING

By appointment with the Agent.

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

#### MATERIAL INFORMATION

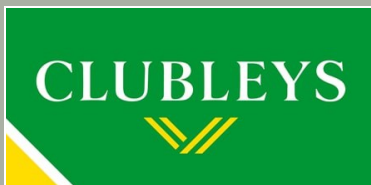
For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

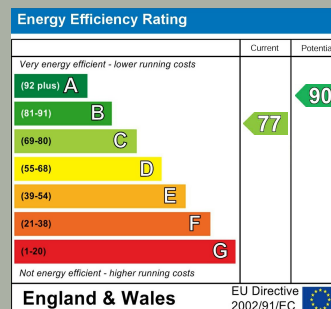
#### MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail [Faye@holmefieldsolutions.co.uk](mailto:Faye@holmefieldsolutions.co.uk) or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.