

CLUBLEYS



57, Oak Drive,
Brough, HU15 2QU
TO LET £875 Per Calendar Month



Introducing this WELL PRESENTED THREE BED SEMI HOUSE in a VILLAGE location and within walking distance from the local amenities.

The accommodation on offer comprises entrance hall, living room, dining kitchen, CONSERVATORY, three bedrooms and bathroom. To the outside there is a fully enclosed rear GARDEN with VIEWS BEYOND and to the front there is a small area of lawn and side DRIVEWAY allowing parking for several cars.

HOLDING DEPOSIT £200. DEPOSIT REQUIRED £1005. COUNCIL BAND B, AVAILABLE BEG JULY

RENT £875 Per Calendar Month | DEPOSIT £1,005 | AVAILABLE FROM 1st
July 2025

East Yorkshire Council BAND: B



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Upvc front door leads into the entrance hall with stairs off to the first floor. Door into..

LIVING ROOM

13.6 x 12.05 (44'7" x 39'6")

Electric fire with white surround. Tv point. Decorative recess wall shelves.

DINING KITCHEN

15.7 x 8.7 (51'6" x 28'6")

A range of white wall and floor units with complimentary work surfaces incorporating stainless steel sink unit, stainless steel electric oven, four ring electric hob with concealed extractor over. Space for fridge freezer and plumbed for dishwasher and washing machine. Part tiled walls and vinyl flooring.

French doors to:

CONSERVATORY

13.9 x 9.9 (45'7" x 32'5")

Laminate floor. Ceiling fan. Side french doors to rear garden.

FIRST FLOOR

LANDING

Hatch to loft. Cupboard over stairs housing central heating boiler. New carpet to stairs and landing.

BEDROOM ONE

Rear elevation with full length wardrobe with mirrored sliding doors. New carpet.

BEDROOM TWO

8.8 x 8.8 (28'10" x 28'10")

Front elevation

BEDROOM THREE

7.7 x 6.6 (25'3" x 21'7")

Rear elevation

BATHROOM

6.4 x 5.6 (20'11" x 18'4")

White suite comprising panelled bath with with tap attachment shower and shower screen, low level wc and pedestal hand basin, part tiling to the walls,

chrome towel radiator, recessed spotlights and NEW vinyl flooring.

OUTSIDE

FRONT AND REAR GARDENS

There is a fully enclosed rear garden with countryside views beyond and a patio area adjacent to the house.

Garden Shed for storage.

PARKING

Front and side off 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, will 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 .

DEPOSIT PROTECTION SERVICE

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

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B	75	
(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

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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

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