

CLUBLEYS



8, Ferry Court,
Brough, HU15 1ET

TO LET £750 Per Calendar Month



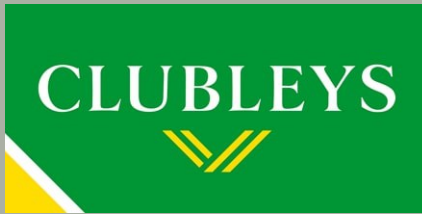
A beautifully presented property located in this popular area ideal for the railway station and local amenities. Benefitting from a garage and two allocated parking spaces, an early viewing is highly recommended. Leading from an entrance hallway with spacious lounge, modern kitchen, two double bedrooms and a bathroom. Front and rear gardens.

AVAILABLE MID / END OF NOVEMBER.

HOLDING DEPOSIT £173. DEPOSIT REQUIRED £865. COUNCIL TAX BAND B.

RENT £750 Per Calendar Month | DEPOSIT £865 | AVAILABLE FROM 23rd
November 2025

East Riding Of Yorkshire Council BAND: B



THE ACCOMMODATION COMPRISES:-

GROUND FLOOR:-

ENTRANCE HALL

With a UPVC double glazed front entrance door, laminate flooring and UPVC double glazed window to the side elevation.

SITTING ROOM

4.61m into stair recess x 4.37m (15'1" into stair recess x 14'4")

With a UPVC double glazed window to the front elevation, coving to ceiling, laminate flooring, television point and stairs to first floor accommodation.

KITCHEN

4.38m x 2.77m (14'4" x 9'1")

UPVC double glazed window to the rear elevation, UPVC double glazed rear entrance door, laminate flooring, recessed ceiling spot lights and double radiator. Fitted with a range of white gloss wall and floor units, complimentary work surfaces, space for fridge/freezer, space for washing machine, fitted oven, four ring gas hob with stainless steel extractor fan over, 1 1/2 bowl stainless steel sink unit and cupboard housing wall mounted gas fired boiler.

FIRST FLOOR:-

LANDING

Access to loft space and fitted cupboard.

BEDROOM ONE

4.38m x 3.60m (14'4" x 11'9")

UPVC double glazed windows to the front elevation, fitted wardrobes and a radiator.

BEDROOM TWO

2.79m x 2.45m (9'1" x 8'0")

UPVC double glazed window to the rear elevation, fitted cupboard and a radiator.

BATHROOM

1.82m x 1.77m (5'11" x 5'9")

UPVC double glazed window to the rear elevation, vinyl flooring, part tiled walls, recessed ceiling spot light and an extractor fan. Three piece white suite comprising:- panelled bath with shower over, low level WC and wash hand basin.

OUTSIDE:-

Two allocated parking spaces to the rear.

FRONT GARDEN

Lawned front garden with pathway leading to front of the property with pedestrian access only.

REAR GARDEN

Easy to maintain, the rear garden is gravelled.

GARAGE

Single garage with up and over door. Personnel door.

ADDITIONAL INFORMATION:-

APPLIANCES

No appliances have been tested by the agent.

SERVICES

Mains gas, water, electricity and drainage.

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		
(69-80) C	72	
(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

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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