

CLUBLEYS



15, Hidcote Walk,
Welton, HU15 1FP

TO LET £650 Per Calendar Month



Conveniently situated close to a wide range of local amenities this MODERN TWO BEDROOM TERRACED HOUSE has the benefit of pvc double glazing and gas central heating. The accommodation briefly comprises cloakroom/ utility room, kitchen, living room, two bedrooms and bathroom. Outside there is an allocated PARKING SPACE to the front and a fully enclosed GARDEN to the rear.

HOLDING DEPOSIT £150, DEPOSIT REQUIRED £750, COUNCIL BAND B, AVAILABLE NOW

RENT £650 Per Calendar Month | DEPOSIT £750 | AVAILABLE FROM 12th
November 2025

East Yorkshire Council BAND: B



Surrounded by the villages of Elloughton, Swanland and South Cave, Brough is at the heart of Hull's most desirable residential locations. Situated west of Hull, Brough benefits from a good selection of amenities including local shops, supermarkets and a health centre. 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.

THE ACCOMMODATION COMPRISES

ENTRANCE

Front door leading in to kitchen with cloakroom/utility off.

KITCHEN

2.90m x 2.38m

Range of light grain effect wall and floor units with complementary work surfaces incorporating stainless steel sink unit, electric oven and gas hob with extractor above. Frosted glass sliding doors through to:

UTILITY/CLOAKROOM

2.16m x 1.21m

Floor unit with complementary work surfaces incorporating circular stainless steel sink. Plumbing for automatic washing machine and wall mounted boiler. Low level WC. Extractor fan and vinyl flooring.

LIVING ROOM

4.33m x 3.69m

Recessed storage.

French doors with full length window on either side which leads out to the rear garden. Stairs leading to the first floor.

FIRST FLOOR

LANDING

Shelved airing cupboard.

BEDROOM ONE

3.69m x 2.61m

Tv Point

BEDROOM TWO

3.68m x 2.83m max (12'0" x 9'3" max)

L Shape.

BATHROOM

1.84m x 1.72m

White suite comprising low level wc, pedestal hand basin and panelled bath with shower over and shower screen. Extractor and vinyl flooring.

OUTSIDE

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

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.

Material Information

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





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(81-91) B		
(69-80) C	77	
(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

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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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,
HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

zoopla

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