

CLUBLEYS



74, Pickering Grange,
HU15 1GY

TO LET £595 Per Calendar Month



INCENTIVE FOR ANY NHS, HEALTH AND SOCIAL CARE APPLICANTS

Introducing this ONE bedroom Terrace House which has upvc double glazing, gas central heating and briefly comprises open plan living room with kitchen area to the ground floor. On the first floor there is a generous fitted bedroom and SHOWER ROOM. To the front of the property is a small lawn and paved garden with pathway leading to the front door and also the benefit of a garden shed offering outside storage and an allocated parking space to the side.

HOLDING DEPOSIT £135. BOND REQUIRED £685. AVAILABLE JANUARY 2026.

RENT £595 Per Calendar Month | DEPOSIT £685 | AVAILABLE FROM 2nd
January 2026
BAND: A



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. Brough has its own primary/junior school and provision for senior schooling at South Hunsley School in the nearby village of Melton.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE

Side entrance door leading into open plan living / kitchen.

OPEN PLAN LIVING ROOM WITH KITCHEN

4.83m x 4.18m

The property is entered through a glazed front door having same height glazed panels to either side allowing a lovely amount of light into the property. TV point, and stairs to the first floor accommodation with recessed cupboard under housing space/plumbing for washing machine.

Extended from the original plan a good range of fitted wall and floor units with complementary work surfaces incorporating stainless steel sink unit. Integrated electric oven with 4 ring electric hob and chimney extractor hood over. Space for fridge freezer. Part tiled floor to the kitchen area. Please note the stairs carpet has been replaced with a grey carpet.

FIRST FLOOR

LANDING

Cupboard housing Combination boiler.

BEDROOM

3.42m x 2.83m

Having double doors with Juliette Balcony. Range of fitted bedroom furniture incorporating wardrobes and overhead storage

SHOWER ROOM

Modern suite comprising of double cubicle shower housing mains fed shower, low level WC and pedestal hand basin. Tiling to shower cubicle and tiled floor.

OUTSIDE

There is an allocated parking space to the side of the property, there is also visitors spaces with the courtyard.

ADDITIONAL INFORMATION

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

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

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		93
(81-91) B		
(69-80) C	75	
(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 Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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