

CLUBLEYS



11, Langthwaite Close,  
Brough, HU15 1TH  
TO LET £1,350 Per Month

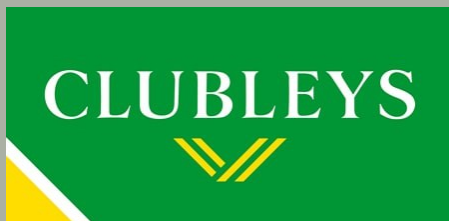


Modern 3/4 bedroom three storey end town house, built by Bovis Homes. Situated in a cul-de-sac position on a good size plot. This well appointed home provides spacious living accommodation. Briefly comprises: entrance hall, cloakroom, study/4th bedroom, large dining kitchen to the ground floor, to the first floor you will find a spacious living room and 3rd bedroom, whilst to the 2nd floor two further bedrooms (master en-suite), modern family bathroom. Outside a single detached garage is located to the front of the property with a driveway providing additional off street parking.

Worthy of internal inspection.

Council Tax Band: D  
EPC: D

RENT £1,350 Per Month | DEPOSIT £1,500 | AVAILABLE FROM  
East Riding of Yorkshire BAND: D



## THE ACCOMMODATION COMPRISES

### ENTRANCE HALL

Double glazed entrance door, radiator.

### KITCHEN/DINER

4.927 x 3.785 (16'1" x 12'5")

Fitted with a modern wall, drawer & base units with complementary work surfaces over, space/plumbing for integrated washing machine, white ceramic sink with mixer tap, space for Rangemaster style oven, space/plumbing for dishwasher, space for fridge/freezer, space for kitchen table, UPVC double glazed window to the rear, access to sun room.

### SUN ROOM

3.441 x 2.748 (11'3" x 9'0")

UPVC double glazed windows to the front & rear, log burning stove, UPVC double glazed leading to front side garden.

### STUDY/BEDROOM FOUR

2.563 x 2.563 (8'4" x 8'4")

UPVC double glazed window to the front, radiator, understairs cupboard for storage.

### W.C

1.570 x 1.015 (5'1" x 3'3")

Pedestal wash hand basin, low level W.C, radiator.

## FIRST FLOOR

### LOUNGE

4.866 x 3.799 (15'11" x 12'5")

Two UPVC double glazed Juliette balconies to the rear, radiator.

### BEDROOM THREE

3.808 x 2.699 (12'5" x 8'10")

UPVC double glazed windows to the front, radiator.

## SECOND FLOOR

### BEDROOM ONE

3.795 x 3.341 (12'5" x 10'11")

UPVC double glazed windows to the rear, cupboard used as wardrobe, radiator, access to en-suite.

### ENSUITE

1.892 x 1.248 (6'2" x 4'1")

Shower cubicle, pedestal wash hand basin, low level W.C, radiator.

### BEDROOM TWO

3.804 x 2.729 (12'5" x 8'11")

UPVC double glazed windows to the front, cupboard for storage, radiator.

### FAMILY BATHROOM

2.110 x 1.487 (6'11" x 4'10")

Freestanding rolltop bath, low level W.C, pedestal wash hand basin, radiator.

### OUTSIDE

To the front of the property is wooden decking with wooden side access gate. To the side of the property is a raised decking area. To the rear of the property is the enclosed garden with is laid with artificial turf, undercover seating area & access to single detached garage. One third of the garage has been converted into a utility/boot room area. Garage has power & lighting.

### ADDITIONAL INFORMATION

#### \*Broadband

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

#### \*Mobile

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

#### \*Referral Fees

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.

### MEASUREMENTS/FLOORPLANS

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

### APPLIANCES

No appliances have been tested by the agent.

### SERVICES

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

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Estate Agents | Lettings Agents | Chartered Surveyors



| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) <b>A</b>                          |         |           |
| (81-91) <b>B</b>                            |         |           |
| (69-80) <b>C</b>                            |         |           |
| (55-68) <b>D</b>                            | 65      | 76        |
| (39-54) <b>E</b>                            |         |           |
| (21-38) <b>F</b>                            |         |           |
| (1-20) <b>G</b>                             |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales<br>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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**zoopla**

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