

CLUBLEYS



1A, Teal Road,
Brough, HU15 2PW

TO LET £925 Per Calendar Month

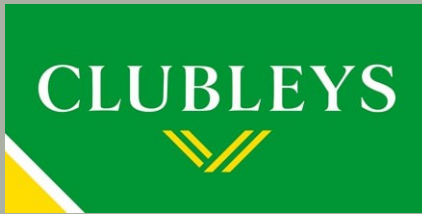


We are delighted to offer this MODERN, THREE BEDROOM detached FAMILY HOME offering spacious rooms and WONDERFUL VIEWS over the fishing lake. The accommodation comprises:- entrance hallway, living room, dining kitchen, shower room, three bedrooms and a family bathroom.

Block paved to the front offering ample parking and FULLY ENCLOSED lawned rear garden.

HOLDING DEPOSIT £210. DEPOSIT REQUIRED £1065, COUNCIL TAX BAND C. AVAILABLE MID APRIL.

RENT £925 Per Calendar Month | DEPOSIT £1,065 | AVAILABLE FROM 10th April
2026
BAND: C



THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

UPVC front entrance door leading into the hallway with stairs to first floor accommodation.

LIVING ROOM

4.37 x 5.25 (14'4" x 17'2")

With an under stairs cupboard housing wall mounted central heating boiler and television point.

DINING KITCHEN

5.35m x 3.95m (17'6" x 12'11")

Fitted with a range of black high gloss wall and floor units, complimentary work surfaces, part tiled walls, stainless steel sink unit, electric four ring hob, stainless steel electric oven, chimney extractor fan, laminate flooring and ceiling spot lights. Double doors to rear garden and side entrance door.

SHOWER ROOM

1.43m x 1.82m (4'8" x 5'11")

Corner curved shower with mains fed shower, low level WC and pedestal wash hand basin. Tile effect laminate flooring, ceiling spot lights and a extractor.

FIRST FLOOR

BEDROOM ONE

4.55m x 2.71m (14'11" x 8'10")

Front elevation. Television point.

BEDROOM TWO

Rear elevation.

BEDROOM THREE

3.63m x 2.84m (11'10" x 9'3")

Front elevation. Television point and storage cupboard.

BEDROOM FOUR

2.87m x 2.57m (9'4" x 8'5")

Rear elevation.

BATHROOM

1.84m x 1.48m (6'0" x 4'10")

White suite comprising:- low level WC, pedestal wash hand basin, panelled bath with tap attachment, shower screen. Ceiling spot lights, vinyl flooring.

OUTSIDE

FRONT AND REAR GARDENS

Fully enclosed rear garden with raised decking area adjacent to the property with fire pit enclosed by timber sleepers. Bark area with children's play equipment. Paved side path leading to the gate to the front. Outside tap. Garden shed.

PARKING

Block paved driveway to the front providing ample 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

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

REFERENCES

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

BROADBAND AND MOBILE PHONE CHECKER

Please check the Ofcom website for information on the broadband and mobile phone coverage for this postcode.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	82	
(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

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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