

CLUBLEYS



3, Calthwaite Drive,
Brough, HU15 1TG
TO LET £1,375 Per Calendar Month



TO LET ON A TWELVE MONTH ASSURED SHORTHOLD TENANCY.

Introducing this well designed four bedroom detached family home which is located close to all amenities and schools and briefly comprises entrance hall, study, dining room, living room, breakfast kitchen, four bedrooms, two en suite shower rooms and family bathroom. There is a good sized garden to the rear which is laid mostly to lawn with a decked area adjacent to the property and a side driveway providing private parking and access to a single garage.

A deposit of £1580 is required. A holding deposit of £310.00 to secure the property.
East Riding of Yorkshire Council Band E.

RENT £1,375 Per Calendar Month | DEPOSIT £1,580 | AVAILABLE FROM
East Yorkshire Council BAND: E

rightmove 

www.clubleys.com

ZOOPLA



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

ENTRANCE HALLWAY

Front door leading in giving access to all ground floor rooms. Stairs leading to the first floor accommodation. Coved ceiling.

CLOAKROOM

White suite comprising low level wc and vanity hand basin. Half tiled walls, extractor fan.

LIVING ROOM

2.53 x 1.88
Coved ceiling and telephone point.

DINING ROOM

3.32 x 2.72
Double opening doors. Coved ceiling and french doors leading onto the decking in the rear garden..

BREAKFAST KITCHEN

4.22 x 2.37
Light grain effect wall and floor units with complementary work surfaces incorporating one and a half stainless steel sink unit, integrated dishwasher, fridge and freezer and range cooker with chimney style extractor hood over. Plumbed for washing machine. Tiled floor, part tiled walls and TV aerial. Recessed under stairs cupboard and back door off.

STUDY

2.53 x 1.88
Coved ceiling and telephone point.

FIRST FLOOR

LANDING

Hatch to loft and recessed airing cupboard.

BEDROOM ONE

3.48 x 3.44
Triple fitted recessed wardrobe and TV and telephone point.

ENSUITE SHOWER ROOM

White suite comprising low level wc, pedestal hand basin, separate cubicle shower. Part tiled walls and extractor fan.

BEDROOM TWO

2.90 x 2.72
Double fitted recessed wardrobe.

ENSUITE SHOWER ROOM

White suite comprising low level wc, pedestal hand basin, separate cubicle shower. Part tiled walls, shaver socket and extractor fan.

BEDROOM THREE

2.71 x 2.51
Television point.

BEDROOM FOUR

3.18 x 2.11
With fitted triple recessed wardrobes.

FAMILY BATHROOM

With white suite comprising low level wc, pedestal hand basin and panelled bath with shower tap attachment. Part tiled walls, shaver socket and extractor fan.

OUTSIDE

GARDENS

The rear garden is mainly laid to lawn with established shrubs and border and a raised decked area directly adjacent to the house.

GARAGE AND PARKING

There is a side driveway which offers off street parking and access to a single garage with an up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

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, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C		75	87
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
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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Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.