

CLUBLEYS



35, Willow Drive,  
Brough, HU15 1TR  
TO LET £995 Per Calendar Month



This three storey FAMILY townhouse is well presented throughout and is in a good location for all the LOCAL AMENITIES AND SCHOOLS and briefly comprises entrance hall having integral access to the garage, cloakroom, UTILITY and FAMILY ROOM/ BEDROOM on the ground floor, first floor breakfast kitchen and living/dining room and THREE second floor bedrooms, ENSUITE shower room and family bathroom. The property benefits from pvc double glazing and gas central heating. There is a rear garden and a paved forecourt to the front with PARKING leading to a single GARAGE.

HOLDING DEPOSIT £TBC DEPOSIT REQUIRED £TBC COUNCIL BAND D , AVAILABLE 20TH FEBRUARY

RENT £995 Per Calendar Month | DEPOSIT £1,145 | AVAILABLE FROM 20th  
February 2026

East Yorkshire Council BAND: D



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 ACCOMODATION COMPRISES

##### GROUND FLOOR

###### PORCH

Covered entrance porch provides access having bin store off.

###### ENTRANCE HALLWAY

Having stairs off with cupboard under and integral access to garage, tiled floor.

###### CLOAKROOM

1.923 x 0.951 (6'4" x 3'1")

White suite comprising low level WC and wash hand basin having tiled splash back, tiled floor and extractor.

###### UTILITY ROOM

2.008 x 1.829 (6'7" x 6'0")

Wall and floor units in light grain wood with complimentary work surfaces incorporating stainless steel sink unit, wall mounted central heating boiler, plumbing for automatic washing machine, tiled floor, extractor, back door off

###### FAMILY ROOM / BEDROOM

4.53 x 2.80 (14'10" x 9'2")

Tiled floor, French doors providing access to rear garden, TV and telephone points.

##### FIRST FLOOR

###### LIVING ROOM

5.65 (max) x 4.95 (18'6" (max) x 16'2")

Modern white surround fire place with marble inset and hearth having gas coal effect chrome fire, coved ceiling, TV and telephone points. French doors.

###### BREAKFAST KITCHEN

4.93 (max) x 4.31 (16'2" (max) x 14'1")

Range of light grain wood wall and floor units with complementary work surfaces incorporating stainless steel one and a half bowl sink unit, integrated fridge freezer and dishwasher, eye level double stainless steel oven, 4-ring stainless steel gas hob with hood over. Partially tiled walls, vinyl flooring, recessed spot lights, french doors, TV and telephone points.

##### SECOND FLOOR

###### LANDING

Hatch to loft space.

###### BEDROOM ONE

3.77 x 3.26 (to wardrobes) (12'4" x 10'8" (to wardrobes))

Sloping eaves, recessed double wardrobes, TV and telephone points.

###### ENSUITE SHOWER ROOM

2.47 x 1.59 (8'1" x 5'2")

White suite comprising low level WC, pedestal hand basin and shower

cubicle housing electric shower, partially tiled walls, sloping eaves, extractor fan and vanity light.

###### BEDROOM TWO

3.94 x 2.77 (max) (12'11" x 9'1" (max))

Double fitted wardrobe.

###### BEDROOM THREE

3.95 x 2.08 (12'11" x 6'9")

Sloping eaves, double fitted wardrobe.

###### FAMILY BATHROOM

2.03 x 1.72 (6'7" x 5'7")

White suite comprising low level WC, pedestal hand basin and panelled bath shower attachment, partially tiled walls, extractor and vanity light.

###### OUTSIDE

There is enclosed rear garden which incorporates a paved patio area adjacent to the house. To the front of the property is driveway leading to the integral garage with a further block paved area for additional parking.

###### SINGLE GARAGE

Up and over door with power and light.

##### 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, 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. No fees will be required in line with the Tenant Act fee 2019.

###### MOBILE PHONE AND BROADBAND COVERAGE

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		
(81-91) B		
(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

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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

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