

CLUBLEYS



16, Loxley Way,  
Brough, HU15 1GB

TO LET £795 Per Calendar Month



This TWO bedroom property has well designed accommodation with the added benefit of pvc double glazing and gas central heating. The accommodation briefly comprises entrance hall, cloakroom, living room, dining kitchen, two bedrooms, master with UPGRADED ENSUITE shower room and family bathroom. There is a LOW MAINTENANCE rear garden and PRIVATE PARKING is located in the courtyard to the rear.

COUNCIL BAND B. DEPOSIT REQUIRED £915, HOLDING DEPOSIT £180, AVAILABLE NOW

RENT £795 Per Calendar Month | DEPOSIT £917 | AVAILABLE FROM 13th April  
2026

East Yorkshire council BAND: B

rightmove

[www.clubleys.com](http://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. Radiator.

##### CLOAKROOM

Low level wc and pedestal hand basin. Partially tiled walls, radiator and extractor. Vinyl flooring.

##### LIVING ROOM

14.9 x 10.6 max (48'10" x 34'9" max)

Modern fireplace with inset and hearth having a pebble effect electric fire. Under stairs cupboard. Television point and telephone point. Radiator.

##### KITCHEN / DINER

44'3" x 28'10" max

White wall and floor units with complementary work surfaces incorporating one and a half bowl sink unit, gas 4 ring hob, electric oven and concealed extractor. Plumbed for washing machine and space for fridge freezer. Wall mounted central heating boiler.

Dining area with sliding patio doors leading to rear garden. Stairs off to first floor. Radiator.

#### FIRST FLOOR

##### LANDING

Recessed airing cupboard housing hot water cylinder. Hatch to loft space.

##### BEDROOM ONE

35'1" x 28'2" max

White recessed wardrobe. Radiator.

##### ENSUITE

5'2" x 4'9"

Upgraded EnSuite comprising of white low level WC, pedestal hand basin and mains fed shower cubicle. Part tiled walls. Radiator. Vinyl Flooring.

##### BEDROOM TWO

35'5" x 23'3"

White recessed wardrobe. Radiator.

##### BATHROOM

6'5" x 6'0"

White suite comprising low level wc, pedestal hand basin and panelled bath with shower tap attachment. Partially tiled walls, and extractor. Radiator. Vinyl Flooring.

##### OUTSIDE

##### GARDENS

There is a low maintenance rear garden with gravel borders and a gate leading to the private parking area.

To the front there is a small gravel garden with a ornamental tree.

##### PARKING

Allocated parking space.

##### ADDITIONAL INFORMATION

##### APPLIANCES

No appliances have been tested by the agent.

##### SERVICES

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

##### 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

##### 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.

##### REFERENCES

We use Rightmove to obtain tenant/s references.





| Energy Efficiency Rating                    |         |                                                                                                             |
|---------------------------------------------|---------|-------------------------------------------------------------------------------------------------------------|
|                                             | Current | Potential                                                                                                   |
| Very energy efficient - lower running costs |         |                                                                                                             |
| (92 plus) A                                 |         | 89                                                                                                          |
| (81-91) B                                   |         |                                                                                                             |
| (69-80) C                                   | 72      |                                                                                                             |
| (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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
HU15 1BA  
01482 662211  
brough@clubleys.com  
www.clubleys.com

**zoopla**

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.