CLUBLEYS

31, Blackburn Avenue, Brough, HU15 1BD
TO LET £595 Per Month



Situated in a popular residential area and on a quiet cul-de-sac close to a wide range of local amenities and within easy walking distance from the RAILWAY STATION. This ONE bedroom house has the benefit of combination gas central heating and double glazing. The property briefly comprises ground floor entrance hall and bathroom with SHOWER, first floor living room, MODERN STYLE KITCHEN, bedroom and ALLOCATED PARKING in a courtyard to the rear. Photo's are from previous letting. Property will have current tenants furniture in.

HOLDING DEPOSIT £137. DEPOSIT REQUIRED £686. COUNCIL BAND A. AVAILABLE DECEMBER

RENT £595 Per Month | DEPOSIT £686 | AVAILABLE FROM 8th December 2026

East Riding of Yorkshire BAND: A

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

GROUND FLOOR

ENTRANCE HALLWAY
Stairs off with storage under.

BATHROOM
Pale suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Extractor fan, shaver socket, partially tiled walls and vinyl floor.

FIRST FLOOR

LIVING ROOM
Open plan style living room with TV point and telephone point. Coved ceiling with airing cupboard off.

KITCHEN
Pale grey high gloss wall and floor units with complimentary dark work surfaces incorporating stainless steel single drainer sink unit, electric oven with four ring electric hob and chimney style extractor hood over, space for fridge, and plumbed for washing machine. brick effect tiled walls and vinyl flooring. Recessed ceiling spotlights.

BEDROOM
Recessed wardrobe and telephone point. Hatch provides access to roof space. TV point.

OUTSIDE
There is a courtyard to the rear of the property with two allocated parking spaces, These are located under the arch side by side.

ADDITIONAL INFORMATION

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

APPLIANCES
No appliances have been tested by the agent.

DEPOSIT PROTECTION PROTECTION
A 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: 0844 4727000

HOLDING DEPOSIT
A holding deposit may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken.

REFERENCES
We use Rightmove to obtain tenant/s references.

rightmove ZOOPLA

clubleys.com





Estate Agents | Lettings Agents | Chartered Surveyors



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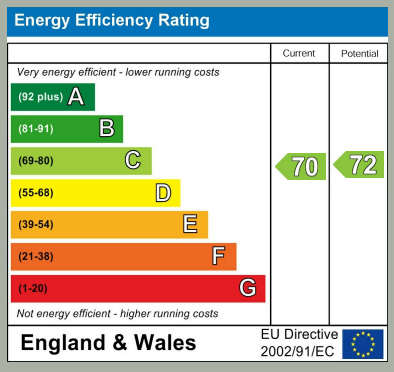

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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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01482 662211
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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.