

CLUBLEYS



8, Willow Drive,  
Brough, HU15 1TR  
TO LET £895 PCM



Fully refurbished modern 'mews style' town house in popular Brough location close to a host of amenities to include shops, schools, local cafes and public houses, local railway station and public transport.

The property features a newly refurbished downstairs WC, fitted kitchen and bathroom suite with shower over, 3 good size bedrooms, downstairs WC for family ease and convenience. Spacious lounge. Lawned garden to rear.

Monthly Rent: £895.00 PCM  
Deposit: £1,030.00

More details available via our Brough Office: 01482 662211

RENT £895 PCM | DEPOSIT £1,030 | AVAILABLE FROM 23rd June 2026  
BAND:

rightmove 

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

ZOOPLA



## THE ACCOMMODATION COMPRISES

### ENTRANCE

Timber panelled entrance door, outside light.

### ENTRANCE LOBBY

with radiator, door into lounge and stairs off to first floor.

### LOUNGE

3.69 (max) x 3.28 (12'1" (max) x 10'9")

Window to front aspect, pendant ceiling light, radiator, TV point, storage cupboard. Door off to kitchen.

### NEWLY FITTED KITCHEN

3.72 x 3.05 (12'2" x 10'0")

Contemporary fitted kitchen comprising a range of base, wall, floor and drawer units with complimentary work surfaces, integrated electric oven, with a 4 ring induction hob and filter hood over. Wall mounted unit housing boiler, space for washing machine & fridge. single drainer stainless steel sink unit and mixer tap. UPVC window to rear aspect.

### DOWNSTAIRS WC

Low flush WC, pedestal wash hand basin, radiator, ceiling light and extractor fan.

## FIRST FLOOR

### LANDING

Single pendant light fitting, loft hatch, storage cupboard.

### MASTER BEDROOM

3.61 x max x 2.70 (11'10" x max x 8'10")

A well proportioned master bedroom to the front elevation, radiator, single pendant light fitting and a UPVC window.

### BEDROOM TWO

3.90 x 2.74 (12'9" x 8'11")

Good sized room with TV point, radiator and single pendant light fitting, window to rear elevation.

### BEDROOM THREE

2.25 x 1.95 (7'4" x 6'4")

UPVC window to rear elevation, radiator, single pendant light fitting.

### BATHROOM

1.93 x 1.66 (6'3" x 5'5")

Modern white suite comprising: panelled bath with shower over, a low flush WC and a pedestal wash hand basin, extractor fan, ceiling light, radiator and window to front elevation.

## OUTSIDE

### REAR GARDEN

Enclosed lawned rear garden, with paved pathway, timber fencing and side gate providing access to a communal ten-foot. Whilst to the front of the property a paved pathway and a versatile gravelled area.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

### 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.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	
(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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www.clubleys.com

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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.