

CLUBLEYS



39, Sandfield Drive,  
Brough, HU15 1BN

TO LET £1,000 Per Calendar Month



A SPACIOUS FOUR bedroom DETACHED house with SINGLE GARAGE, DRIVEWAY and GARDEN. The accommodation which has the benefit of gas central heating and pvc double glazing comprises entrance porch, cloakroom, living room, dining room leading into an additional sitting room/family room, dining kitchen with utility area, four bedrooms master with ENSUITE shower room, and family bathroom. There is an enclosed good size GARDEN to the rear.

BOND REQUIRED £1150. HOLDING DEPOSIT £230. COUNCIL BAND D. AVAILABLE NOW

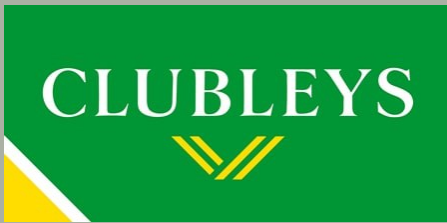
RENT £1,000 Per Calendar Month | DEPOSIT £1,150 | AVAILABLE FROM  
20th April 2026

East Yorkshire Council BAND: D

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:-

##### GROUND FLOOR

##### ENTRANCE PORCH

UPVC construction with UPVC double glazed front entrance door and UPVC double glazed window.

##### LIVING ROOM

3.86m into recess x 3.97m extending to 5.42m (12'7" into recess x 13'0" extending to 17'9")

UPVC double glazed window to the front elevation, dado rail, laminate flooring, coving to ceiling, feature gas fire in tiled surround and hearth, fitted cupboards and shelving and a double radiator.

Double doors leading to second sitting room.

##### INNER HALL

Door to garage and cloakroom. Laminate flooring.

##### CLOAKROOM

2.15m x 1.83m (7'0" x 6'0")

Window to side elevation, vinyl flooring, tiled splashback and a radiator. Two piece white suite comprising:- low level WC and wash hand basin.

##### DINING ROOM

3.23 x 2.874 (10'7" x 9'5")

Leading through to further sitting/family room.

##### SITTING ROOM / FAMILY ROOM

A spacious versatile room with UPVC double glazed bay window to the rear elevation with under window storage cupboards, laminate flooring, double radiator, two wall lights, electric fire with marble effect fireplace and wooden surround.

##### KITCHEN DINER

5.80m x 3.17m (19'0" x 10'4")

UPVC double glazed window to the rear elevation, UPVC double glazed rear entrance door, tiled flooring, coving to ceiling, telephone point and television point. Fitted with a range of wall and base units, complimentary work surfaces, stainless steel sink unit, freestanding gas oven with four ring gas hob, stainless steel extractor fan over, space for fridge/freezer and breakfast bar area. Fitted cupboard with wall mounted gas fired central heating boiler and plumbing for washing machine.

##### LANDING

Window to the side elevation, access to loft space and a fitted cupboard.

##### BEDROOM ONE

3.94m x 2.96m (12'11" x 9'8")

UPVC double glazed window to the front elevation, laminate flooring, coving to ceiling and a double radiator. Door to:-

##### EN-SUITE SHOWER ROOM

2.18m x 0.83m (7'1" x 2'8")

Recessed ceiling spot lights, three piece white suite comprising:- shower cubicle with electric shower, low level WC and wash hand basin.

##### BEDROOM TWO

4.47m x 2.76m (14'7" x 9'0")

UPVC double glazed window to the rear elevation, laminate flooring and a double radiator.

##### BEDROOM THREE

3.42m x 2.01m (11'2" x 6'7")

UPVC double glazed window to the rear elevation, laminate flooring and a television point.

##### BEDROOM FOUR

3.01m x 2.54m (9'10" x 8'3")

UPVC double glazed window to the front elevation, fitted wardrobe, laminate flooring and a double radiator.

##### FAMILY BATHROOM

2.45m x 1.85m (8'0" x 6'0")

UPVC double glazed window to the rear elevation, recessed ceiling spot lights, tiled flooring, fitted corner unit and chrome heated towel rail.

Three piece suite comprising:- bath with shower attachment, low level WC and wash hand basin.

##### OUTSIDE

##### FRONT GARDEN

##### REAR GARDEN

Block paved and lawn to rear garden.

Please note the landlord is replacing the fence to the rear garden.

##### GARAGE

Power and lighting, Up and over door.

##### ADDITIONAL INFORMATION:-

##### APPLIANCES

No appliances tested by the agent.

##### SERVICES

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

##### REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

##### DEPOSIT PROTECTION SCHEME

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 DEPOSITS

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 .

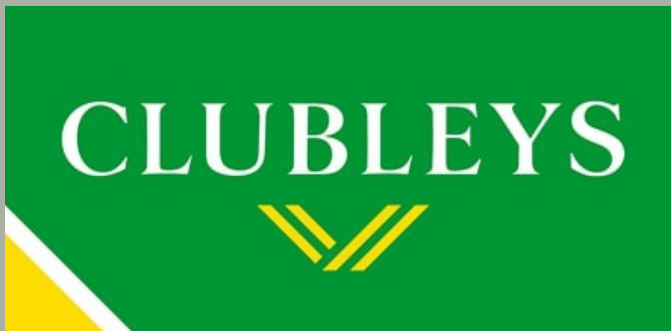
If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.


If the landlord decides not to proceed, then the holding deposit would be refunded.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		73	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

#### OPENING HOURS

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

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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 Surveyor,  
Estate Agents,  
Lettings Agents &  
Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,  
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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.