

CLUBLEYS
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100 Blackburn Ave
Brough, HU15 1ER

**£395 Per
calendar
month**



THE LOCATION

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 PROPERTY

Situated on a popular residential area and in a quiet cul-de-sac close to a wide range of local amenities including the RAILWAY STATION, this one bedroom house has the benefit of gas central heating and upvc double glazing. The property briefly comprises entrance hall, bathroom with SHOWER, to the first floor there is a living room, kitchen and bedroom. Allocated Parking is in the courtyard to the rear. **TENANCY AND REFERENCES FEES APPLY. BOND REQUIRED £495. NO PETS/NON SMOKERS.**



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Spacious entrance hall with under stairs storage. Radiator.

BATHROOM 8'7" X 5'7" (2.62 X 1.69)

Pale suite comprising low level WC, pedestal wash hand basin and panelled bath with mains fed shower over. Extractor fan, partially tiled walls and vinyl flooring. Radiator.

FIRST FLOOR

LIVING ROOM 12'8" X 10'11" (3.86 X 3.34)

Open plan style living room with Tv and telephone points, recessed cupboard housing wall mounted central heating boiler. Radiator.

KITCHEN 7'10" X 7'1" (2.38 X 2.17)

A range of light wall and floor units with complementary work surfaces incorporating stainless steel sink unit, electric oven and four ring gas hob with extractor over. Plumbing for automatic washing machine, space for fridge, partially tiled walls and vinyl flooring.

BEDROOM 8'7" X 5'7" (2.62 X 1.69)

Recessed cupboard, telephone point and hatch to loft.

OUTSIDE

There is one allocated parking space located to the rear of the property.

ADDITIONAL SERVICES

APPLIANCES

No appliances have been tested by the agent.

SERVICES

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

OBTAINING REFERENCES

We use Homelet to obtain tenant references, fees are £100 per adult but discount may be available on the second applicant subject to each individuals circumstances.

DEPOSITS AND TENANCY AGREEMENT FEE

A deposit will be required, the amount is stated in the main property description. The tenant is responsible for the fees incurred when drawing up the tenancy agreement, this will usually be £120.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday & 9 am - 3 pm Saturday

BOND AND TENANCY AGREEMENT FEES

A bond will be required and tenants are responsible for fees incurred for drawing up the tenancy agreement.

OBTAINING REFERENCES

We use Homelet and tenants are responsible for the cost of obtaining references through this service.

CONTENTS INSURANCE

It is a requirement by the Landlord of this property that the tenant holds adequate contents insurance to cover personal possessions and accidental contents insurance to cover personal possessions and accidental damage caused by the tenant to furniture, fixtures and fittings of the property. The tenant must provide a copy policy schedule which is deemed acceptable under the terms of the tenancy agreement.





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Estate Agents,
Letting Agents &
Auctioneers

60 - 64 Market Place, Market Weighton,
York, YO43 3AL

01430 874000 01430 872605

mw@clubleys.com

www.clubleys.com

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