CLUBLEYS

74, Kings Croft Drive, Welton, HU15 1FL
TO LET £750 Per Calendar Month



Offering this well presented TWO bedroom SEMI DETACHED HOUSE situated in a cul-de-sac position and within walking distance from all the local amenities. The accommodation which is arranged over two floors briefly comprises kitchen, cloakroom and living room with dining area to the ground floor. There are two bedrooms and family bathroom to the first floor. There is a PARKING SPACE to the front of the property and a fully enclosed rear GARDEN which is laid mainly to lawn.

DEPOSIT REQUIRED £865, HOLDING DEPOSIT £170.

RENT £750 Per Calendar Month | DEPOSIT £865 | AVAILABLE FROM 13th November 2024

East Yorkshire Council BAND: B

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 ACCOMODATION COMPRISES

ENTRANCE HALLWAY
Front door leading in. Stairs to the first floor.

CLOAKROOM
1.58 x 0.87 (5'2" x 2'10")
White suite comprising of low level Wc and pedestal hand basin. Vinyl flooring and extractor fan.

KITCHEN
3.01 x 1.61 (9'11" x 5'3")
Modern cream wall and floor units with complimentary work surfaces incorporating a single stainless steel sink unit,, single oven, four ring gas hob with concealed extractor over, space for washing machine, dishwasher and fridge freezer. Wall mounted cupboard housing central heating boiler and vinyl flooring.

LIVING ROOM WITH DINING AREA
4.49 x 3.70 into recess (14'9" x 12'2" into recess)
A well presented room with recessed under stairs storage cupboard, french doors leading onto the rear garden. Tv and telephone points.

FIRST FLOOR

LANDING
Hatch to loft space.

BEDROOM ONE
3.69 x 2.56 (12'1" x 8'5")
Tv and telephone point.

BEDROOM TWO
3.68 x 2.64 into recess (12'1" x 8'8" into recess)
Fitted cupboard. Tv and telephone point.

BATHROOM
2.23 x 1.70 (7'4" x 5'7")
White suite comprising of low level Wc, pedestal hand basin and panelled bath with mains fed shower over and shower screen. Part tiling to the walls and vinyl flooring.

OUTSIDE

GARDEN AND PARKING
There is an enclosed rear garden which is mainly laid to lawn with a paved patio area adjacent to the house and side access that leads to the front private parking space.

ADDITIONAL INFORMATION

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

APPLIANCES
No appliances have been tested by the agent.

HOLDING DEPOSIT
A holding deposit equivalent to one weeks rent, will 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 .

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. No fees will be required in line with the Tenant Act fee 2019.

rightmove ZOOPLA

clubleys.com

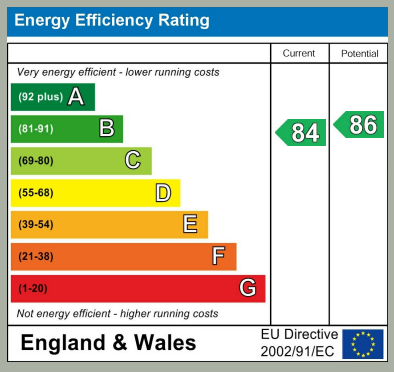




Estate Agents | Lettings Agents | Chartered Surveyors



CLUBLEYS



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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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.