



Flat 5, 37, Scalby Lane,  
Brough, HU15 2UJ  
TO LET £450 Per Calendar Month



Situated in a popular residential area and above a wide range of local amenities. This TWO bedroom FIRST FLOOR FLAT has the benefit of electric heating and double glazing. The property briefly comprises ground floor entrance hall with stairs leading up to the flat entrance hallway, living room, kitchen, two bedrooms and bathroom . PRIVATE PARKING in a courtyard located to the rear.

HOLDING DEPOSIT £100. BOND REQUIRED £515. AVAILABLE NOW.

RENT £450 Per Calendar Month | BOND £515 | AVAILABLE FROM 13th  
May 2022  
BAND: B



## THE ACCOMMODATION COMPRISES

### ENTRANCE STAIRS AND HALLWAY

Private entrance door gives access to the first floor flat with staircase leading to the accommodation.

### LIVING ROOM

5.299 x 3.372 (17'4" x 11'0")

Spacious light and airy room with recessed storage cupboard. TV point.

### KITCHEN

3.04m x 2.67m

Range of modern light wall and floor units with complementary dark work surfaces incorporating a stainless steel sink unit. Space for cooker, fridge and plumbing for washing machine. Part tiling to walls, laminate effect vinyl flooring and storage cupboard.

### BEDROOM ONE

3.70m x 2.88m

Recessed double wardrobe. Telephone point.

### BEDROOM TWO

3.70m x 2.24m

Storage cupboard. Recessed wardrobe.

### BATHROOM

2.20m x 1.77m

White suite comprising panelled bath with electric shower over, pedestal hand basin and low level WC. Vinyl floor, extractor fan and cupboard housing hot water cylinder and storage.

### OUTSIDE

Parking available in the rear courtyard.

## ADDITIONAL INFORMATION

### SERVICES

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

### APPLIANCES

No appliances have been tested by the agent.

## MY DEPOSITS SCHEME

### 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 decided 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.

## REFERENCES

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

[clubleys.com](http://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>		69
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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

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

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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

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