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£1,400 PCM

The Arches , South Cave, Brough, HU15 2AG

Set in a beautiful rural location within open countryside, this three bed newly decorated house is situated on the Drewton Manor Estate on the outskirts of the village of South Cave, and is ideal for those wishing to work from home.

An exceptionally spacious property complimented by exposed ceiling beams and open brick work, the house comprises entrance hall, kitchen and dining area, two downstairs W/Cs, living room, dining room, a main staircase leading to master bedroom with ensuite, two further double bedrooms and family bathroom, and a second staircase leading to a large study.

The property also benefits from a private rear garden laid mainly to lawn, double glazing, central heating, and two allocated parking spaces.

PETS BY NEGOTIATION



Bedrooms Bathrooms Receptions

3

4

3



SOUTH CAVE

South Cave lies approximately 13 miles to the west of Hull. The village offers a selection of local shops including a post office, convenience store, bakery, public houses, restaurants, country club and golf course, primary school, sports hall, bowls and tennis courts. The village has easy access to the A63 leading into Hull city centre to the east, and the M62 and national motorway network to the west. With a mainline railway station located some three miles away in the nearby village of Brough, South Cave is an ideal choice for a family, professional or commuter.

ACCOMMODATION

ENTRANCE HALL

5.49m x 2.70m max (18'0" x 8'10" max)

Front entrance door, exposed brick wall, inset ceiling lighting, two radiators, W/C off, main stairs off to first floor bedrooms, ensuite and bathroom.

W/C

1.80m x 1.42m (5'10" x 4'7")

Low flush W/C, wash hand basin, mixer tap, extractor fan, tiled flooring, radiator.

KITCHEN & DINING AREA

5.52m x 2.95m (18'1" x 9'8")



White modern kitchen units with grey work surface over, stainless steel sink and mixer tap, integrated fridge and freezer, electric hob and oven with extractor fan over, stainless steel splashback, integrated washer and dryer, dish washer, tiled flooring, television point, inset ceiling lighting, radiator.

DINING ROOM

5.45m x 3.74m (17'10" x 12'3")



Exposed brick wall, wall lighting, doors to rear garden, radiator.

LIVING ROOM

10.17m x 4.32m (33'4" x 14'2")



Television points, numerous electrical sockets, two radiators, W/C off, back stairs off to first floor Study.

W/C

1.50m x 1.10m (4'11" x 3'7")

Low flush W/C, wash hand basin with tiled splash back, extractor fan, tiled flooring, radiator.

STUDY

10.06m x 4.58m (33'0" x 15'0")



Exposed ceiling beams, stainless steel sink and mixer tap set in cream base units with wood effect work surface over, television point, numerous electrical sockets, two radiators.

FIRST FLOOR

LANDING

Exposed ceiling beams, radiator.

BEDROOM 1

4.66m x 3.07m (15'3" x 10'0")



Exposed ceiling beams, fitted wardrobes, television point, telephone point, cupboard housing hot water cylinder.

ENSUITE

1.66m x 1.63m (5'5" x 5'4")



Shower cubicle with plumbed shower, tiled walls, hand wash basin, low flush W/C, tiled flooring, extractor fan, inset ceiling lighting, radiator.

BEDROOM 2

3.72m x 2.67m (12'2" x 8'9")



Exposed ceiling beams, wall lights, television point, telephone point, radiator.

BEDROOM 3

3.71m x 2.63m (12'2" x 8'7")



Exposed ceiling beams, wall lights, television point, telephone point, radiator.

BATHROOM

2.26m x 1.65m (7'4" x 5'4")



Exposed beam, white suite comprising panel bath with shower over and fitted shower screen, low flush W/C, hand wash basin and mixer tap, tiled walls, tiled flooring, inset ceiling lighting, radiator.

OUTSIDE



Rear garden laid to lawn with gravel pathway, paved patio, laurel hedge boundaries and brick wall.

GARDEN



LOCATION



PARKING



There are two allocated parking spaces.

SERVICES

Water, electricity and drainage are connected to the property. Heating in the cooler months available via biomass boiler.

COUNCIL TAX

Council Tax band D.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of twelve months.

RENT

£1400 per calendar month plus water, electricity, telephone accounts, television licence, broadband and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £1615 as security against damage, breakages, outstanding accounts, or outstanding rent.

SERVICES COSTS

Water rates are £110 per quarter to be paid in advance to the landlord.

Heating is via a biomass boiler during cooler months. This is to be paid by the tenant on receipt of invoice from the landlord. The price is to be confirmed prior to the tenancy start date.

Electricity to be paid by the tenant on receipt of invoice from landlord. The price to be confirmed prior to the tenancy start date.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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