

# HORNSEYS

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**£850 PCM**

## **Kingfisher Cottage, Rudstone Walk, South Cave, HU15 2AH**

**COTTAGE FOR SHORT TERM LET - FLEXIBLE - SOME BILLS INCLUDED**

Between houses or just looking for a country retreat? Available as a short term let, this 2 bedroom cottage is set within the lovely communal gardens of Rudstone Walk, only 400m away from Drewtons with its own bakery, butchers and delicatessen, surrounded by rolling countryside and situated on the outskirts of South Cave with all its amenities. The unfurnished property consists of entrance hall, living room, kitchen with cooker and fridge freezer, bathroom, 2 bedrooms, parking, communal rear entrance hall with use of washer/dryer and communal gardens.

Close to M62 and Hull for short term work accommodation.

**Bedrooms    Bathrooms    Receptions**



**2**

**1**

**1**





## 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. Great access to the A63 leading into Hull City Centre to the east and the national motorway network to the west. A mainline railway station is located some 3 miles away in the nearby village of Brough. South Cave is therefore an ideal choice for a family, professional or commuter.

## ACCOMMODATION

### ENTRANCE HALL

*4.98m x 1.46m (16'4" x 4'9")*

Storage cupboard off.

### LIVING ROOM

*6.57m x 3.11m (21'6" x 10'2")*



Electric log burning stove, TV point, French doors to patio.

### KITCHEN

*3.06m x 1.54m (10'0" x 5'0")*



Fitted kitchen with stainless steel sink, electric hob & oven, fridge & freezer.

## BATHROOM

*2.06m x 1.66m (6'9" x 5'5")*



White suite with panel bath and shower over, low flush WC, hand wash basin.

### BEDROOM 1

*6.97m max x 2.77m max (22'10" max x 9'1" max)*

Fitted wardrobe.

### BEDROOM 2

*5.67m max x 2.78m max (18'7" max x 9'1" max)*

Fitted wardrobe, electric radiator.

## COMMUNAL REAR ENTRANCE

Communal rear entrance with washer/dryer available to use.

## OUTSIDE

Parking is available.

Communal gardens are maintained by the landlord

## VIEWS



## SERVICES

The Tenant must pay all charges for electricity, water and all charges relating to telephones and cable, Sky or satellite (if any) or other television and internet services (if any) at the

Property during the Term, any charge for those matters supplied partly during and partly before or after the Term being apportioned.  
Council tax included in rent.

TERM

Short term let. Minimum of 4 months.

RENT

£850per calendar month plus electricity, water, telephone accounts etc. Council tax is included within the rent. Rent to be payable monthly in advance together with a deposit in the sum of £850 as security against damage, breakages, outstanding accounts or outstanding rent.  
This Cottage is one of five that will be available at Rudstone Walk, specification may vary for each Cottage.

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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