

# HORNSEYS

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**£600 PCM**

## **Paddock 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 1 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 washing machine, cooker and fridge freezer, bathroom, bedroom, ensuite, parking and communal gardens.

Close to M62 and Hull for short term work accommodation.

**Bedrooms   Bathrooms   Receptions**

1

2

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

2.21m x 1.00m (7'3" x 3'3")

Storage cupboard.

### LIVING ROOM

5.18m x 3.10m (16'11" x 10'2")



Electric fire, telephone point, TV point, storage cupboards.

### KITCHEN

2.45m x 1.56m (8'0" x 5'1")



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

### BATHROOM

2.20m x 2.16m (7'2" x 7'1")

White suite with P shaped bath with shower over and fitted screen, low flush WC, hand wash basin, tiled walls & floor, extractor fan, wall mirror.

## BEDROOM

5.16m x 3.08m (16'11" x 10'1")



Fitted wardrobe.

### ENSUITE

2.08m 1.64m (6'9" 5'4")



White suite with P shaped bath with shower over and fitted screen, low flush WC, hand wash basin, tiled walls & floor, extractor fan, wall mirror.

## OUTSIDE



Parking is available.

Communal gardens are maintained by the landlord

## NOTE

The photographs are from a previous similar property and are for illustration purposes only.

## 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

£600 per calendar month plus electricity, water, telephone accounts, TV licence etc. Council tax is included within the rent. The tenant must pay the rent 2 months in advance of £1,200 plus £600 bond as security against damage, breakages, outstanding accounts or outstanding rent - £1,800 in total - then equal monthly payments of £600 going forward. This Cottage is one of nine that will be available at Rudstone Walk, specification may vary for each Cottage.

## VIEWING

Viewing is by appointment with the agents. Tel 01430 872551. Due to current restrictions and high demand for rental properties, application forms need to be completed prior to the agent being able to offer a viewing. Application forms available from the agents.

## 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.

## DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

