

HORNSEYS

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£1,250 PCM

Partridge Cottage , South Cave, Brough, HU15 2AH

**** 3 BED OPEN PLAN SEMI DETACHED ****

Set in a beautiful rural location within open countryside, this three bed semi-detached house is situated on The Drewton Estate with onsite award winning farm shop and restaurant, on the outskirts of the village of South Cave.

This good sized open plan property briefly comprises entrance hall, living room, dining room, kitchen, and W/C on the ground floor, whilst the first floor offers three bedrooms and a family bathroom.

Outside to the front of the property is a gravelled parking area for several vehicles, to the side is a lawned area with pathway leading to the rear garden which is laid to lawn with mature trees and timber fenced boundaries.

AVAILABLE IMMEDIATELY - BOND £1442 - PETS BY NEGOTIATION

Bedrooms Bathrooms Receptions

3

2

1

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, award winning farm shop and restaurant on site at The Drewton Estate, and beautiful walks in the open countryside. 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

3.76m x 2.64m (12'4" x 8'7")

Hallway with two large cupboards, one housing Worcester CH boiler, double radiator, window to rear, doors off to 1st floor.

KITCHEN

3.94m x 3.19m (12'11" x 10'5")



Fitted white kitchen with grey effect marble work surfaces over, 1.5 stainless steel sink with mixer taps, Hotpoint oven and grill, Hotpoint hob with extractor over, integrated fridge/freezer, walk in larder with shelves, tiled flooring, feature brick fireplace, inset ceiling lights, radiator, window to the front.

W/C

1.62m x 0.79m (5'3" x 2'7")



White suite comprising low flush W/C, wall mounted wash basin, radiator, tiled flooring, extractor fan, frosted window to side.

LIVING ROOM

7.37m x 2.65m (24'2" x 8'8")



Wooden flooring, radiator, large window to rear, door to rear garden.

DINING ROOM

5.28m x 4.3m (17'3" x 14'1")



Wooden ceiling beam, electric wood burner in brick built feature fireplace, radiator, large window to front.

FIRST FLOOR

LANDING

Radiator, window overlooking rear.

BEDROOM 1

2.69m x 1.9m (8'9" x 6'2")



Loft access, radiator, window to rear.

BEDROOM 2

4.34m x 3.26m (14'2" x 10'8")



Storage cupboard, radiator, two windows to front.

BEDROOM 3

3.89m x 3.27m (12'9" x 10'8")



Storage cupboard, radiator, window to front.

FAMILY BATHROOM

2.21m x 1.70m (7'3" x 5'6")



White suite comprising bath with mixer taps and handheld shower over, fitted shower screen, wash basin in vanity unit, low flush W/C, heated ladder towel rail, fully tiled walls and flooring, extractor fan, two windows to front.

OUTSIDE

FRONT GARDEN



To the front of the property is parking for several vehicles.

SIDE GARDEN

Laid to lawn with pathway to rear of property.

REAR GARDEN



Laid to lawn with mature trees, timber fenced and hedgerow boundaries.

SERVICES

Mains water, electricity and drainage (Septic tank) are connected to the property.
Oil central heating.

COUNCIL TAX

Council Tax Band D.

TERM

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

RENT

£1250 per calendar month plus water, electricity, oil, telephone accounts, TV licence, Council Tax and Broadband. Rent to be payable monthly in advance together with a deposit in the sum of £1442 as security against damage, breakages, outstanding accounts or outstanding rent.

SERVICE COSTS

Water rates are £120 per quarter to be paid in advance to the landlord.

Heating is via oil. 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 the receipt of invoice from the 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.

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.

| Energy Efficiency Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs (92 plus) A | | 95 |
| (81-91) B | | |
| (69-80) C | 65 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC |  |

| Environmental Impact (CO ₂) Rating | | |
|--|-------------------------|---|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ emissions (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC |  |