

# HORNSEYS

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**£1,600 PCM**

**The Laurels, Rudstone Walk, South Cave, Brough, HU15 2AH**

NEW AND TOTALLY RENOVATED COUNTRY LIVING

Set in a beautiful rural location within open countryside, this new and totally renovated semi-detached house is situated at Rudstone Walk, on the outskirts of the village of South Cave, and offers generously proportioned, high specification living accommodation with beautiful features such as a dual fuel log burning stove.

The ground floor of the property comprises entrance hall, large kitchen and dining room, cloakroom with W/C, dining room/study, and living room, whilst on the first floor there is a large master bedroom with en-suite, two further large double bedrooms, and a family bathroom.

The property also benefits from double glazing, central heating, an open lawned garden, patio and ample private parking.

<b>Bedrooms</b>	<b>Bathrooms</b>	<b>Receptions</b>
3	3	2

## 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

**6.90m x 2.43m (22'7" x 7'11")**

Entrance door, wall lighting, radiator, staircase off, cupboard off housing oil central heating boiler, storage cupboard off housing hot water cylinder.

### LIVING ROOM

**6.49m x 4.06m (21'3" x 13'3")**



Dual fuel log burning stove set on tiled hearth with large timber beam above, television point, wall lighting, radiator.

### CLOAKROOM WITH W/C

**3.71m x 1.11m (12'2" x 3'7")**

Low flush W/C, wash hand basin with tiled splash back, heated ladder towel rail, inset ceiling lighting, radiator.

### KITCHEN AND DINING ROOM

**7.27m x 5.36m (23'10" x 17'7")**



Fitted two-toned grey and pebble kitchen with marble effect work surface over, white ceramic sink and drainer with mixer tap, electric oven with hob and extractor fan over, integrated fridge and freezer, dishwasher, washer dryer, wall lighting, inset ceiling lighting, Velux windows, television point, grey wood effect flooring, two radiators.

### FIRST FLOOR

#### BEDROOM 1

**5.43m x 4.65m (17'9" x 15'3")**



Velux window, television point, radiator, loft access point.

### DINING ROOM / STUDY

**6.79m x 5.41m (22'3" x 17'8")**



Front double doors to paved patio, rear entrance door, storage cupboard, wall lighting, tiled flooring, two radiators.

## EN SUITE

1.96m x 1.53m (6'5" x 5'0")



Shower cubicle with plumbed shower, hand wash basin with mixer tap, low flush W/C, heated ladder towel rail, extractor fan, tiled flooring and tiled walls.

## BEDROOM 2

5.73m x 4.14m (18'9" x 13'6")



Television point, wall lighting, radiator, loft access point.

## BEDROOM 3

4.08m x 3.84m (13'4" x 12'7")

Television point, wall lighting, radiator, loft access point.

## BATHROOM

2.96m x 2.10m (9'8" x 6'10")



White panel bath with mixer tap, wash hand basin with tiled splash back, shower cubicle with plumbed shower, low flush W/C, inset ceiling lighting, heated ladder towel rail, extractor fan, tiled flooring and tiled walls.

## OUTSIDE



The garden is open and laid mainly to lawn with mature shrub and ample private parking.

## SERVICES

Water, electricity and drainage are connected to the property. Oil central heating.

## COUNCIL TAX

TBC

## TERM

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

## RENT

£1600 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 £1846 as security against damage, breakages, outstanding accounts, or outstanding rent. Grass and hedge cutting by our maintenance team is included within the rent.

## SERVICE COST

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

Electricity to be paid by the tenant on 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		
(81-91) B		
(69-80) C		
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	