

# HORNSEYS

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**£1,495 PCM**

## **Home Farm House Drewton Estate, South Cave, Brough, HU15 2AG**

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, and offers generously proportioned living accommodation with beautiful features such as log burning stove, exposed beams and floor to ceiling windows.

The ground floor of the property comprises large kitchen, hallway with floor to ceiling windows, double glass doors leading to the lounge, downstairs W/C and downstairs shower room, whilst on the first floor there is a large master bedroom with en-suite, two further large double bedrooms and a family bathroom.

Outside of the property are gardens to the front and rear, patio area and parking area for two vehicles.

**Bedrooms**

**3**

**Bathrooms**

**2**

**Receptions**

**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. 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**

### **KITCHEN**

*4.58 x 3.12 (15'0" x 10'2")*



Fitted wood effect kitchen with black work surface over, stainless steel sink and drainer with mixer tap, integrated electric oven with hob and extractor fan over, integrated dishwasher, spotlights, tiled flooring, radiator. Door leading to hallway and door leading to front of property.

### **HALLWAY**

*6.21 x 4.06 (20'4" x 13'3")*



Large floor to ceiling windows with door to garden, doors to lounge, understairs cupboard, radiator, carpet.

### **W/C**

*1.48 x 0.94 (4'10" x 3'1")*



Low flush W/C, corner sink, radiator.

## **SHOWER ROOM**

*2.06 x 1.61 (6'9" x 5'3")*



Shower and sink with plumbing for washing machine.

## **LIVING ROOM**

*6.26 x 5.79 (20'6" x 18'11")*



Large room with double glass doors, floor to ceiling windows with double doors to garden, log burner, exposed beams, two radiators, wall and adjustable spotlights, carpet.

## **FIRST FLOOR**

### **BEDROOM 1**

*6.04 x 5.76 (19'9" x 18'10")*



Large room with two radiators, windows on three side of the property, built in wardrobes, exposed beams, wall lights.

## **EN SUITE**

*2.84 x 1.70 (9'3" x 5'6")*



Corner bath, low flush W/C, sink, tiled flooring and part walls, radiator.



**BEDROOM 2**  
*4.87 x 4.65 (15'11" x 15'3")*



Large room with built in wardrobes, radiator, exposed beams, pendant and wall lights.

**BEDROOM 3**  
*4.80 x 2.75 (15'8" x 9'0")*

Double room, built in wardrobes, wall lights, radiator.

**BATHROOM**  
*2.06 x 1.72 (6'9" x 5'7")*



White panel bath with shower over, glass shower screen, low flush W/C, sink, extractor fan, radiator, tiled floor and part tiled walls.

**OUTSIDE**



Gardens to front and rear, fully enclosed with fencing, patio area, shed, parking for two cars, gate.

**SERVICES**

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

**COUNCIL TAX**  
Council Tax TBC

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

**RENT**  
£1,495 per calendar month plus water, electricity, telephone accounts and broadband. Rent to be payable monthly in advance together with a deposit in the sum of £1,725 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 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 the receipt of invoice from the landlord. The price to be confirmed prior to the tenancy start date.

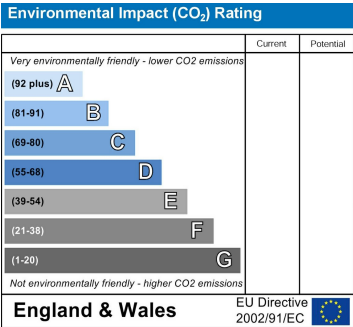
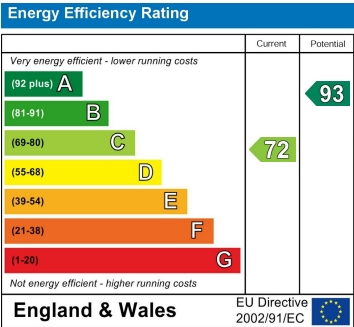
**VIEWING**  
Viewing is by appointment with the agents. Tel 01430 872551.

**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.



# Floor plan

