



23 Church Street, South Cave, East Yorkshire, HU15 2EH

LEONARDS

SINCE 1884

- **Fantastic renovated property**
- **Bedroom**
- **Lovely rural village**

- **Open plan lounge/kitchen**
- **Electric heating**
- **Bond £630 -VIEW NOW**

- **Modern fitted shower room**
- **uPVC double glazing**

FANTASTIC RENOVATED BUILDING-ONE BEDROOM APARTMENT-ONE OF TWO!!

Located in the centre of South Cave is this fully renovated and refurbished apartment. With uPVC double glazing and electric heating and accommodation comprising of an open plan lounge/kitchen, shower room and a bedroom. Bond £630. **MUST BE VIEWED.**

£525 Per Month



Location

The rural village of South Cave lies approximately twelve miles due west of Hull and approximately nine miles south west of the historic town of Beverley. Local shopping, schooling and sporting facilities can be found in the centre of the village and first class road connections are available. The A63 dual carriageway which links into the M62 motorway runs to the south of the village and the main line British Rail station at Brough lies approximately four miles to the south which provides a high speed train service to London Kings Cross.

Ground Floor

Entrance

Enter via UPVC double glazed door to the side. The door is at the near side of the building and leads into the open plan lounge kitchen.

Open Plan Lounge and Kitchen

26'8 x 13'0 (8.13m x 3.96m)

Modern fitted with gloss base, wall and drawer units with contrasting work surfaces. Built-in electric oven and hob. Stainless steel chimney extractor over. Plumbing for automatic washing machine. Space for fridge under work surface and a freezer. Velux window. Spotlights. A composite door to the front with a uPVC double glazed window to the front. Door leading into boiler room and shower room. Laminate flooring and tiled splash backs. Staircase leading to the first floor.

Shower Room

8'7 x 4'4 (2.62m x 1.32m)

Modern fitted with vanity unit with sink inset and mixer tap. Low level flush W.C. A glass shower enclosure with plumbed in shower. Heated towel radiator. Tiled splash backs.

Boiler Room/Storage Cupboard

Wall mounted electric boiler and storage facilities.

First Floor

Bedroom

12'9 x 10'7

Velux window to the side. Storage cupboard. Carpeted.

Services

The mains services of water, electric and mains drainage are connected. Heating is by way of electric radiators.

Energy Performance Certificate

The current energy rating on this property is E(52).

Outgoings

From internet enquiries with the valuation Office website the property has not yet been placed in a Band for Council Tax purposes. Prospective tenants should check this information before making any commitment to take up a lease of the property.

References and Security Bond

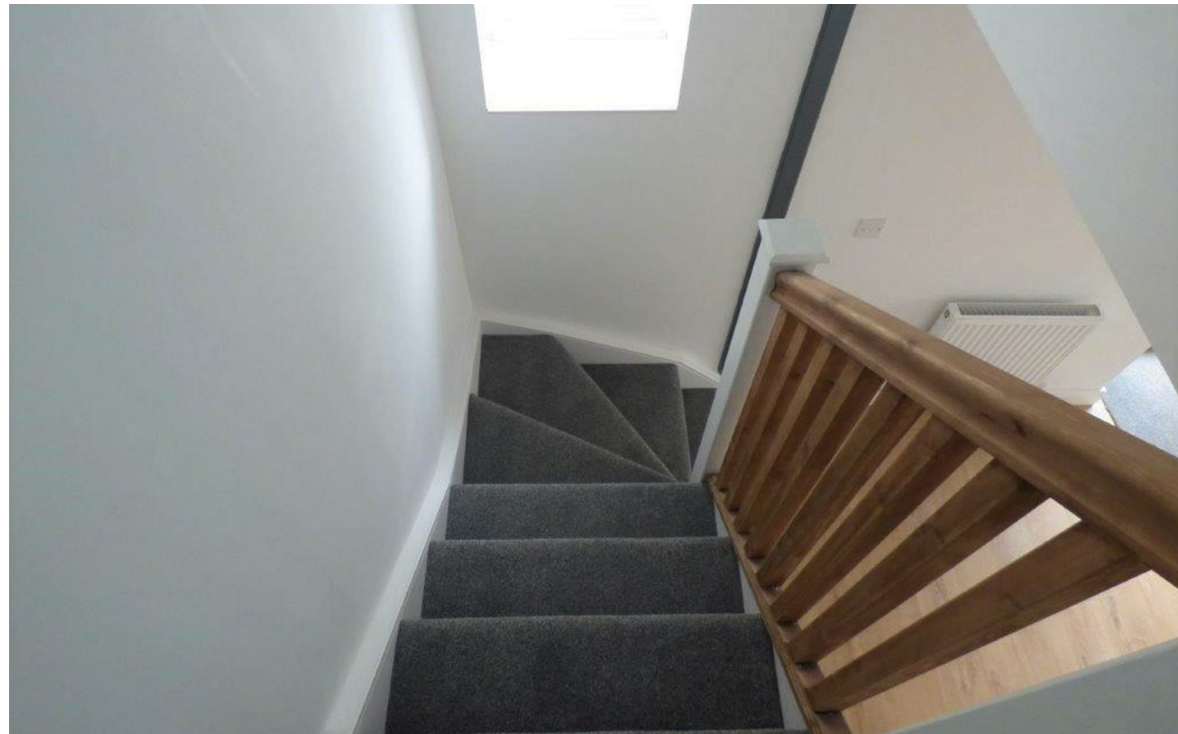
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£125) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £630 which will be payable on the tenancy start date together with the first month's rent of £550. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Viewings

Strictly through the sole agents Leonards (01482) 330777/375212.

Valuation/Market Appraisal

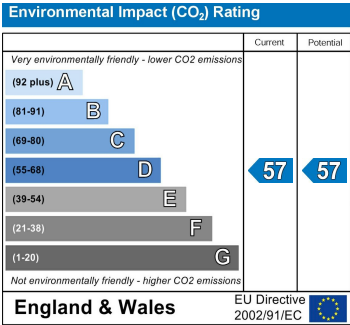
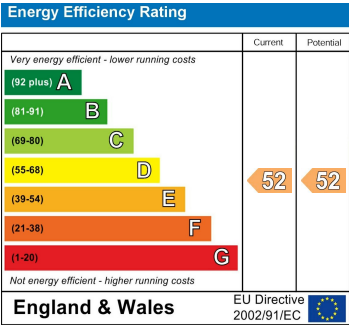
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.





Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property. You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website

REFERRAL FEES
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Lockings whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £62.50 + VAT (£75.00 including VAT) from Jane Brooks Law or £100.00 + VAT (£120.00 including VAT) from Lockings for each successful completion transaction for recommending you to them.



View all our properties at.....

