



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

- West Hull Village location
- Modern fitted shower room
- Electric heating
- Close to amenities
- Viewing via Leonards
- Open plan lounge/kitchen
- Mezzanine/Bedroom
- uPVC double glazing
- Bond £709.61
- Water Bill Included In Rent

£615 Per Calendar Month



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

Located in the centre of South Cave is this renovated and refurbished apartment. With uPVC double glazing and electric heating and accommodation comprising of an open plan lounge/kitchen, shower room and a mezzanine/bedroom. Bond £709.61. Viewing via Leonards please.

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 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 at the side. The door is at the far side end of the building and leads into the open plan kitchen and lounge.

Open Plan Kitchen and Lounge

27'8 x 13'9 (8.43m x 4.19m)

A modern fitted room with a uPVC double glazed window to the side. Fitted with gloss base, wall and drawer units with contrasting work surfaces. Electric oven and hob with stainless steel extractor hood over. Two electric radiators and two Velux windows. Plumbing for automatic washing machine. Spaces for a fridge and freezer under work surfaces. Tiled splash backs. Stairs to first floor accommodation. Spot lights in the kitchen area. Doors leading into boiler room and shower room. Laminate flooring. Breakfast bar.

Shower Room

8'7 x 3'9 (2.62m x 1.14m)

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

Boiler Room/Storage Cupboard

Wall mounted electric boiler and storage facilities.

First Floor

Mezzanine/Bedroom

10'8 x 10'5 (3.25m x 3.18m)

Two Velux windows to the side aspect. Electric radiator. Storage cupboard.

Services

The mains services of water, electric and mains drainage are connected. Heating is by way of electric radiators. Prospective occupants are advised to check the Ofcom website for mobile/broadband coverage <https://checker.ofcom.org.uk/en-gb/mobile-coverage>. - Water is included within the rent.

Energy Performance Certificate

The current energy rating on this property is E(54).

Outgoings

From Internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number SCA022023002 . Prospective buyers should check this information before making any commitment to take up a purchase of the property.

Viewings

Strictly through the sole agents Leonards (01482) 330777

References & 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 (£141.92) 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 £709.61 which will be payable on the tenancy start date together with the first month's rent of £615. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

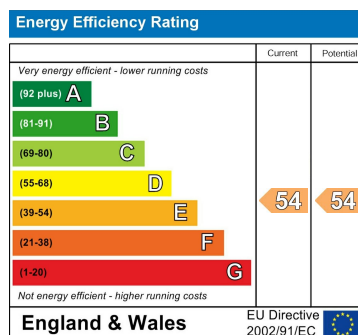
Tenure

The tenure of this property is Freehold

Free Lettings Market Appraisal/Valuation

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.





1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting 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: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, 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 tenant. 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.

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