

LEONARDS

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

- West Hull Village Location
- Entrance into Open Plan Lounge with Kitchen
- First Floor Bedroom
- Double Glazing
- Electric Heating
- Located Close To Amenities
- Ground Floor Shower Room
- Property Comes Unfurnished
- Bond £663.46

£575 Per Calendar Month



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

RENOVATED BUILDING-ONE BEDROOM APARTMENT. Located in the centre of South Cave is this renovated apartment style property with double glazing and electric heating. The accommodation comprises of an open plan lounge/kitchen, shower room and first floor bedroom. Please note the property comes unfurnished with photos being whilst occupied Bond £663.46 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 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 Areas

13'0" max x 24'8" (3.963m max x 7.522m)

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 and washing machine provided. 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

4'4" x 8'8" (1.324m x 2.652m)

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

12'10" x 10'7" (3.912m x 3.240m)

Velux window to the side. Storage cupboard.

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).

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 (£132.69) 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 £663.46 which will be payable on the tenancy start date together with the first month's rent of £575. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Viewings

Strictly through the sole agents Leonards (01482) 330777

Tenant 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 SCA022023001. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

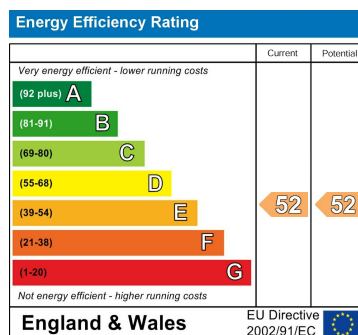
Referral Fees

As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law & Brewer Wallace 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 Brewer Wallace for each successful completion transaction for recommending you to them.

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.





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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