



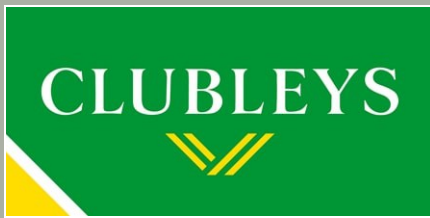
Flat 1, 24 Westgate,
North Cave, HU15 2NJ
£600 Per Month



This charming 1-bedroom flat has been newly decorated throughout and offers a fresh, modern feel. With a bright living room, spacious double bedroom, functional kitchen, and clean bathroom, the property provides comfortable living in a welcoming environment. Ready for immediate occupancy, it's perfect for anyone looking for a cosy and attractive home in a convenient location.

-HOLDING DEPOSIT £139. BOND REQUIRED £692.

-COUNCIL BAND A



Tenure:
BAND:

ENTRANCE/UTILITY

Leading into a utility room and hallway.

HALLWAY/STAIRS

Tiled floor with wide original feature staircase leading to the first floor.

KITCHEN

Fitted with a range of modern wall, base & drawer units with complimentary work surface, the kitchen features an integrated electric oven, four ring electric hob with extractor above. Includes space for fridge.

BEDROOM

Spacious double room with window to the front elevation and electric wall mounted heater.

LIVING ROOM

Overlooking the church, this room benefits off a TV point, electric wall mounted heater and electric fire.

BATHROOM

White suite comprising low level wc, vanity hand basin and walk in shower. Tiled floor and partially tiled walls. Extractor and shaver point.

OUTSIDE

Includes off street parking and a court yard to the back.

ADDITIONAL INFORMATION

*Broadband

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

SERVICES

Mains water, drainage and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

MEASUREMENTS/ FLOORPLAN

Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES

We use Rightmove to obtain tenant/s references.

BROADBAND AND MOBILE PHONE COVERAGE

The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode HU15 2NJ. The checker results are predictions and should not be regarded as guaranteed.

DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

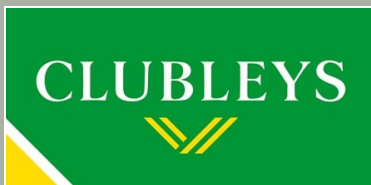
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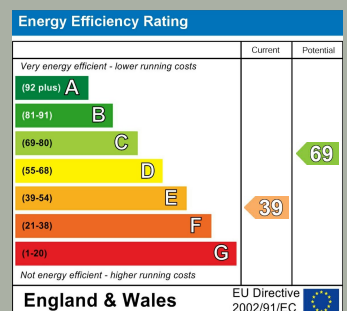
MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.



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Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.