CLUBLEYS

20, Market Court, South Cave, HU15 2EE
TO LET £515 Per Calendar Month



A well presented PART FURNISHED ONE bedroom FLAT with private entrance arranged over two floors. This individual property is situated in a central VILLAGE location close to the local BUS STOP and a wide range of other amenities including SHOPS,CAFES and RESTAURANTS and has abundance of character. The property has the benefit of double glazing, and off street private PARKING and briefly comprises: entrance hall, living room, kitchen with APPLIANCES, bedroom and bathroom.

DEPOSIT REQUIRED £570. COUNCIL BAND A. HOLDING DEPOSIT £110. AVAILABLE DEC.

RENT £515 Per Calendar Month | DEPOSIT £594 | AVAILABLE FROM
East Yorkshire Council BAND: A

South Cave is a popular village conveniently situated approximately 12 miles to the west of Hull, two miles from the M62 giving access to the West Riding motorway network and five miles from the main line railway station at Brough.
The village has a range of facilities which include a variety of Shops, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities

THE ACCOMMOATION COMPRISES

ENTRANCE HALLWAY
Front door leading in. Storage cupboard housing the meters. Stairs off.

LANDING
Giving access to the living room and kitchen.

KITCHEN
3.732 x 2.124 (12'3" x 7'0")
A range of modern light wall and floor units with complementary dark work surfaces and splash backs incorporating the sink unit, electric oven with concealed extractor over, freestanding fridge freezer, tumble dryer, and washing machine. Partially tiled walls and tiled effect laminate flooring.

LIVING ROOM
4.544 x 3.156 (14'11" x 10'4")
Tv and telephone points. Brick fireplace with tiled hearth housing electric effect wood burner.

Door leading to...

BEDROOM
2.512 x 2.313 (8'3" x 7'7")
Hatch to loft. Walk in storage cupboard.

INNER LOBBY
Leading to.....

BATHROOM
2.156 x 1.887 (7'1" x 6'2")
White suite comprising of low level wc, pedestal hand basin and panelled bath with electric shower and shower screen. Tiled walls and floor. Extractor. Vinyl flooring and chrome heated towel radiator. Wall mounted mirror.

OUTSIDE
Situated to the rear is a private parking space and an outside seating area.

ADDITIONAL INFORMATION

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
Tel: 0844 4727000

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. No fees will be required in line with the Tenant Act fee 2019.

rightmove ZOOPLA

clubleys.com

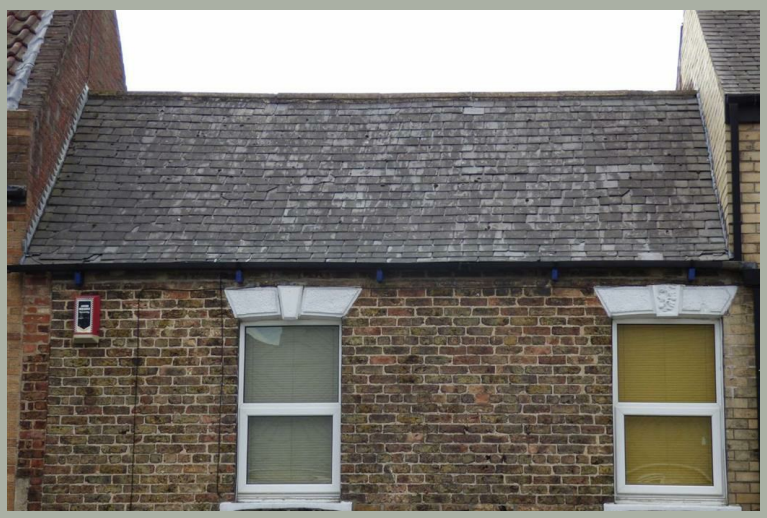


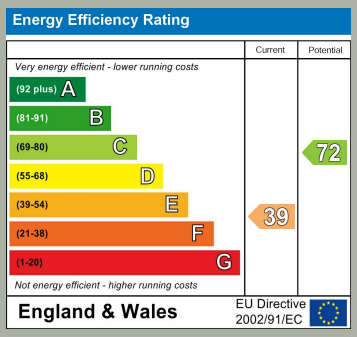












OPENING HOURS

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

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

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The Pavilions
Bridgewater Road
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AGENTS NOTES

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

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire,
HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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