

HORNSEYS

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CHARTERED SURVEYORS, AUCTIONEERS, VALUERS & ESTATE AGENTS

33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£980 PCM

Goshawk The Drewton Estate, South Cave, Brough, HU15 2AG

Set in a beautiful rural setting with open countryside, this three bedroom semi-detached bungalow is situated on the Drewton Manor Estate on the outskirts of the village of South Cave.

This deceptively spacious bungalow comprises entrance hall, through living room, /kitchen diner, three bedrooms and family bathroom. The property also benefits from a private courtyard gravel garden, double glazing, central heating and off-street parking.

PETS BY NEGOTIATION

TENANTS MINIMUM REQUIRED INCOME FOR THIS PROPERTY IS £30,000 YEARLY SALARY - DUE TO CURRENT RESTRICTIONS AND HIGH DEMAND FOR RENTAL PROPERTIES, APPLICATION FORMS NEED TO BE COMPLETED PRIOR TO THE AGENT BEING ABLE TO OFFER A VIEWING.



Bedrooms Bathrooms Receptions

3

1

1



SOUTH CAVE

South Cave lies approximately 13 miles to the west of Hull. The village offers a selection of local shops including a post office, convenience store, bakery, public houses, restaurants, country club and golf course, primary school, sports hall, bowls and tennis courts. Great access to the A63 leading into Hull City Centre to the east and the national motorway network to the west. A mainline railway station is located some 3 miles away in the nearby village of Brough. South Cave is therefore an ideal choice for a family, professional or commuter.

ACCOMMODATION

ENTRANCE HALL

1.82m x 1.78m (5'11" x 5'10")

Entrance door

LIVING ROOM



MASTER BEDROOM

4.46m (max) x 4.29m (14'7" (max) x 14'0")



Fitted wardrobes, TV point, 2 x radiators

BEDROOM 2

4.29m (max) x 4.27m (14'0" (max) x 14'0")



Fitted wardrobes, telephone point, TV point, radiator.

LIVING ROOM/KITCHEN DINER

7.00m x 4.29m (22'11" x 14'0")



Modern white fitted kitchen, fridge & freezer, dishwasher, washing machine, electric hob & oven with extractor over, TV point, telephone point, 2 x radiator.

BEDROOM 3

4.4m (max) x 2.71m (14'5" (max) x 8'10")



Fitted wardrobes, telephone point, radiator.

BATHROOM

2.35m x 2.28m (7'8" x 7'5")



White suite comprising panel bath with shower over and shower screen, pedestal wash basin, low flush WC, heated ladder towel rail, tiled walls, tiled floor.

OUTSIDE

PARKING

Parking available in communal car park area.

GARDEN

Private courtyard gravel garden.

SERVICES

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

Water Rates - Water rates are £100.00 Per quarter and to be paid in advance.

COUNCIL TAX

Council tax band C.

TERM

To let on an assured shorthold tenancy (unfurnished) for a term certain of six months.

RENT

£980 per calendar month plus water, electricity, gas, telephone accounts and council tax. Rent to be payable monthly in advance together with a deposit in the sum of £1130 as security against damage, breakages, outstanding accounts or outstanding rent.

VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

Tenants minimum required income for this property £30,000 yearly salary.

Due to current restrictions and high demand for rental properties, application forms need to be completed prior to the agent being able to offer a viewing. Application forms available from the agents.

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
	Current	Potential		Current	Potential
Very energy efficient - lower running costs				Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		100		(92 plus) A	
(81-91) B				(81-91) B	
(69-80) C				(69-80) C	
(55-68) D				(55-68) D	
(39-54) E				(39-54) E	
(21-38) F				(21-38) F	
(1-20) G				(1-20) G	
Not energy efficient - higher running costs				Not environmentally friendly - higher CO ₂ emissions	
England & Wales		EU Directive 2002/91/EC		England & Wales	
					EU Directive 2002/91/EC