



Sandringham Cottages, Brantingham, HU15 1QH
£825 Per Calendar Month



Platinum Collection

Sandringham Cottages, Brantingham, HU15 1QH

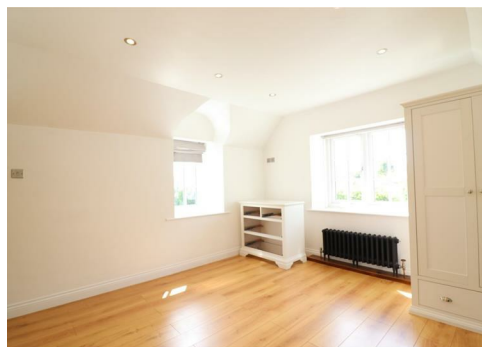
OFFERED UNFURNISHED - EXCEPTIONAL 2 BEDROOM COTTAGE - ATTRACTIVE VILLAGE LOCATION - This beautiful 2 Bedroom Cottage has been refurbished to a high standard and is perfectly positioned enjoying stunning views within a desirable village setting. The property offers plenty of period features which have been blended with modern finishes. A large garden to the rear includes access to various outbuildings.



Sandringham Cottages, Brantingham, HU15 1QH

Key Features

- OFFERED UNFURNISHED
- Stunning Traditional Cottage
- Immaculately Presented Throughout
- Filled With Charm & Character
- Large Garden With Views
- 2 Bedrooms
- Jack 'n' Jill En-Suite
- Delightful Village Location
- ER-



| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92-plus) | A | | 90 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | 66 | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

INTRODUCTION

This delightful period Cottage is located in a fabulous position with stunning views of the local countryside. The Cottage is positioned on an generous plot with a large garden extending to the rear, it retains many of its original features whilst been sympathetically modernised by the current owners. The 2 Bedroom accommodation is immaculately presented throughout and benefits from a Living Room, Breakfast Kitchen and a Jack 'n' Jill Shower Room.

LOCATION

Sandringham Cottages is a row of four pretty cottages which is located on Main Street. The highly regarded & unspoilt village of Brantingham is renowned for its many stone built dwellings and is located approximately 15 miles to the West of the City of Hull. The village has a contemporary country public house and there are many delightful walks including the Wolds Way which lies to the north of the village. Local shops, schools & sporting facilities can be found at the nearby villages of South Cave, Elloughton & Brough, each village being almost equidistant, approximately five minutes by car. A main line railway station is located at Brough with direct links to Hull & London Kings Cross.

ACCOMMODATION

The accommodation is arranged over two storeys and comprises:

ENTRANCE PORCH

The open Entrance Porch is positioned to the side of the property and allows access to:

ENTRANCE LOBBY

With access to both the Breakfast Kitchen and Living Room, having a useful understair storage cupboard

BREAKFAST KITCHEN

10'4" x 11'1" (3.15 x 3.38)

The fitted "Cottage Kitchen" comprises a comprehensive range of wall and base units mounted with contrasting work surfaces and matching upstands, there is a ceramic one and a half bowl sink unit with a chrome mixer tap and drainer. There is an integrated electric oven, a four ring gas hob sits beneath a glass and stainless steel extractor hood with a ceramic tiled splashback. There is space and plumbing for an automatic washing machine, space for an upright fridge freezer and room for a breakfast table. The Kitchen is finished with windows to the side and rear elevation which enjoy views of the garden, a laminated wood flooring and undercabinet lighting

LIVING ROOM

12'0" x 12'3" (3.66 x 3.73)

The attractive Living Room is positioned to the front of the property with windows to the front and side elevation. The room features a multi-fuel burner recessed within the chimney breast with a tiled hearth beneath and wooden mantle above. There is a continuation of the laminated wood flooring and a door leads to a staircase

FIRST FLOOR

LANDING

With a window to the side elevation and access to the accommodation at first floor level

BEDROOM 1

11'11" x 12'3" (3.63 x 3.73)

The Master Bedroom is positioned to the front of the property and enjoys views to two aspects. The room is of double proportions and retains an original fireplace and the angled ceilings add to the charm.

There are recessed spotlights and a wooden flooring. Access is provided to the Jack 'n' Jill Shower Room

BEDROOM 2

7'2" x 6'4" (2.18 x 1.93)

This single Bedroom enjoys a window to the side elevation, recessed spotlights and access to the Jack 'n' Jill Shower Room

JACK 'N' JILL SHOWER ROOM

This modern Shower Room has been fitted with a traditional style suite featuring a pedestal wash basin, low flush WC and a large corner shower cubicle with a tiled inset and thermostatic shower. There is a tradition "school house" radiator, over-stair storage compartment and exceptional views to the rear

OUTSIDE

A lawned garden is bounded by picket fencing with a separate gate and footpath leading to the Cottage. A large garden extends to the rear of the property and enjoys fabulous views. The garden is majority lawned with fencing to the boundary's and there is a vegetable garden to the rear of several outbuildings. Immediately to the rear of the property there is a flagstone patio with low level wall to the perimeter

OUTBUILDINGS

There are 3 outbuildings with individual access to each in addition to a dog kennel protruding from the side

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled



radiators.

DOUBLE GLAZING - The property has the benefit of PVCu double glazed frames

COUNCIL TAX - The property lies within Band B (East Riding Of Yorkshire Council)

VIEWING

Strictly by appointment with the sole agents

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£183.46). The holding deposit secures the property for a period of 15 days pending reference approval.

Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser

or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo

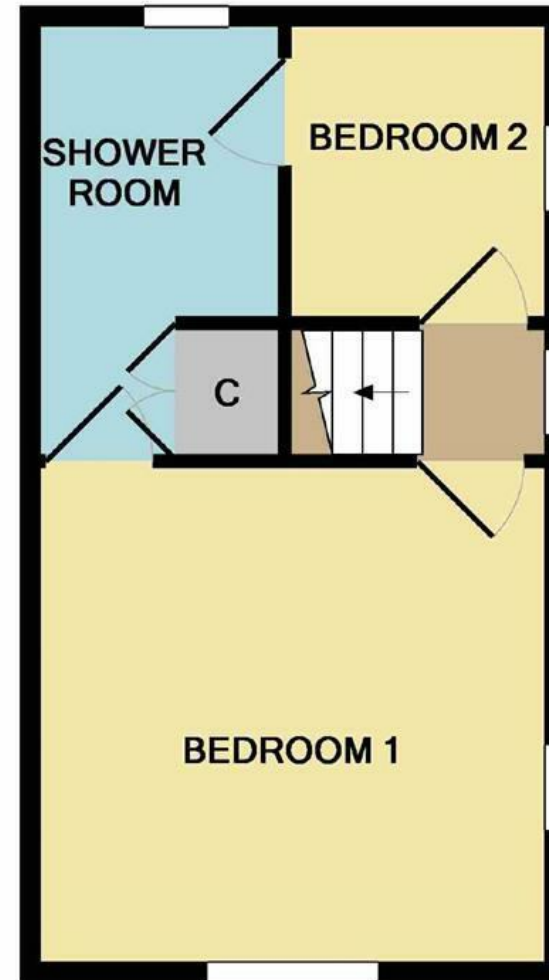
(figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







GROUND FLOOR



1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018



Philip
Bannister
Estate & Letting Agents

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

