



## 5 Church Street, South Cave, Brough, HU15 2EH

- Ground Floor Studio Flat
- Popular West Hull Village off the A63
- Newly Installed Gas Fired Central Heating System
- Entrance Lobby with Store Area and access to Bathroom
- Rear Car Parking Space
- Located close to Local Amenities
- Ideal First Time or Investment Buyer
- Double Glazing
- Open Plan Lounge - Bedroom and Kitchen Area
- Viewing via Leonards

**Offers Over £65,000**



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# 5 Church Street, South Cave, Brough, HU15 2EH

Ground floor studio flat, located close to the village amenities. Offered for sale with No Forward Chain, the property is ideally suited to the first time or investment buyer. The accommodation comprises:- Entrance, open plan lounge, bedroom and kitchen area, bathroom. Newly installed gas fired central heating system. Double glazing. Rear car parking space. Viewing via Leonards please.

## Location

South Cave is a desirable village located approximately 14 miles to the west of Hull City Centre. Standing just off the A63 the village enjoys access to the West Riding via the M62 motorway and in turn to the national motorway network. The village is served by local amenities including two convenience shops (one of which contains a sub post office), public houses, primary school and the Cave Castle Hotel & Country Club.

## Entrance

Main front entrance door provides access into the property. Store cupboard off, access into the rooms off.

## Open Plan Lounge - Bedroom and Kitchen Area

16'0" x 13'10" (4.892m x 4.231m)

Open plan lounge, bedroom and kitchen area with base and wall units. Work surfaces incorporate the single drainer sink unit, space for appliances. Window to the rear elevation with patio door to the outside. Newly installed Ideal gas fired central heating boiler and radiator.

## Bathroom

5'10" x 6'6" (1.785m x 1.988m)

Suite of bath with electric shower over, wash hand basin and WC. Window to the front elevation, part tiled walls, radiator and electric fan heater.

## Outside

The property has an allocated single car parking space at the rear.

## Energy Performance Certificate

The current energy rating on the property is C (72).

## Mortgage Advice

UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## Purchaser 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 SCA022005001. Prospective buyers should check this information before making any commitment to take up a purchase 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, Graham & Rosen and 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 £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

### **Services**

The mains services of water, gas and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested.

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

### **Tenure**

The tenure of this property is Leasehold - 125 year lease from 1st June 1982 - ground rent £20 for the period of 21st June 2024 to 20th June 2025 - service charge £118.07 for the period 21st June 2024 to 24th June 2025 - insurance premium £138.49 for the period 21st June 2024 to 20th June 2025.

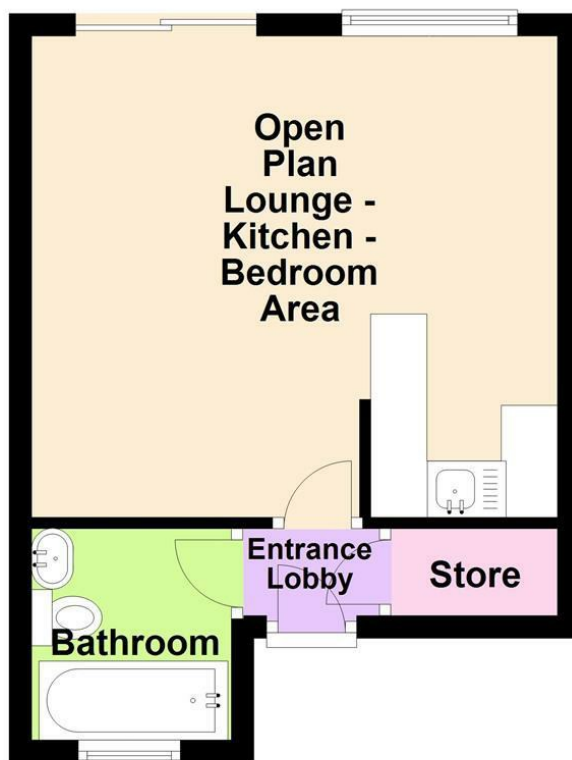
### **Viewings**

Strictly through the sole agents Leonards 01482 375212/01482 330777

### **Free Sales Market Appraisal/Valuation**

Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected\*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling of properties throughout the city of Hull and the East Riding of Yorkshire. \*Where your property is presently being marketed by another agent, please check you agency agreement for any early termination costs or charges which may apply.


## Ground Floor



Potential Layout for guidance purposes only.  
Room Measurements are approx.

Plan produced using PlanUp.

## 5 Church Street, South Cave

Energy Efficiency Rating		
	Current	Potential
<i>Vary energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	74
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales 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: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given 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 purchaser. 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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