

LEONARDS

SINCE 1884

Estate Agents
Lettings & Management
Chartered Surveyors
Valuers & Auctioneers
Land & Rural Consultants



Flat 3 Market Court, South Cave, Brough, East Yorkshire, HU15

- One Bedroom First Floor Flat
- Ideally Suited to Cash Buyers
- Stairs to First Floor Flats
- Bedroom and Bathroom
- Requires Updating and Improvements
- Ground Floor Communal Entrance
- Lounge with Kitchen Area
- Rear Single Parking Space

Offers In The Region Of £69,950



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: info@leonards-property.co.uk

Website: www.leonards-property.co.uk

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: brough@leonards-property.co.uk

Flat 3 Market Court, South Cave, Brough, East Yorkshire, HU15

One bedroom leasehold first floor flat. Ideally suited to the cash buyer. The property requires a scheme of updating and improvements. The accommodation comprises:- Rear communal entrance with stairs to the first floor flats. Hallway, lounge with kitchen area, bedroom and separate bathroom. Single rear parking space. Viewing via Leonards.

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.

Ground Floor Communal Entrance

Rear communal entrance with stairs providing access to the first floor flats.

First Floor

Private entrance door into the flat.

Entrance Hall

Window to the rear elevation. Cupboard with Alpha gas fired central heating boiler. Radiator. Access into the rooms off.

Lounge with Kitchen Area

8'8" x 23'4" (2.645m x 7.116m)

Windows to the front and rear elevations. Requiring a kitchen refit with cupboards and sink unit. Radiator.

Bedroom

9'5" max x 11'4" to cupboards (2.887m max x 3.457m to cupboards)

Window to the front elevation. Range of cupboards. Radiator.

Bathroom

6'2" x 5'11" (1.881m x 1.810m)

Suite of bath, basin and WC. Radiator. Window to the rear elevation.

Outside

Single rear parking space.

Energy Performance Certificate

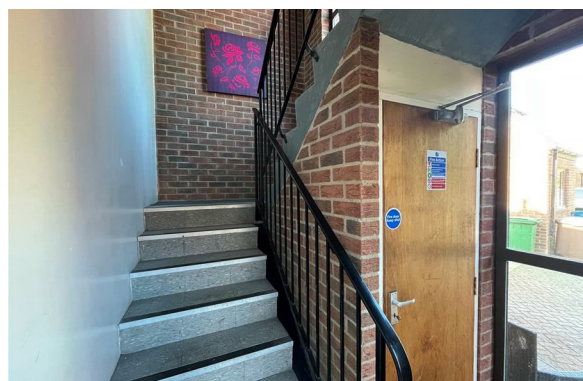
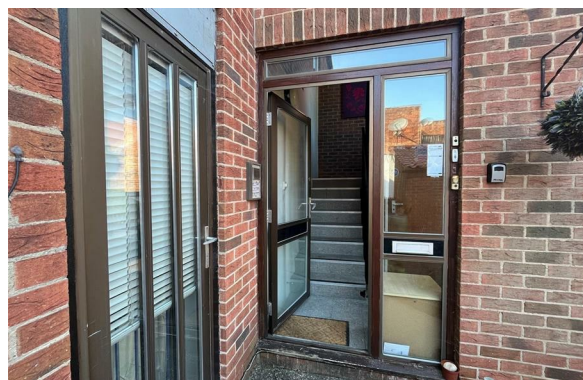
The current energy rating on the property is C (73).

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 SCA070003000. 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.

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 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 on 125 year from 1st June 1982. The current ground rent is £20. The Insurance premium for 21.06.25 to 20.06.26 is £263.47 and the service for 21.06.25 to 20.06.26 is £134.93. Therefore the total charges are £418.40.

Free Sales Market Appraisal/Valuation

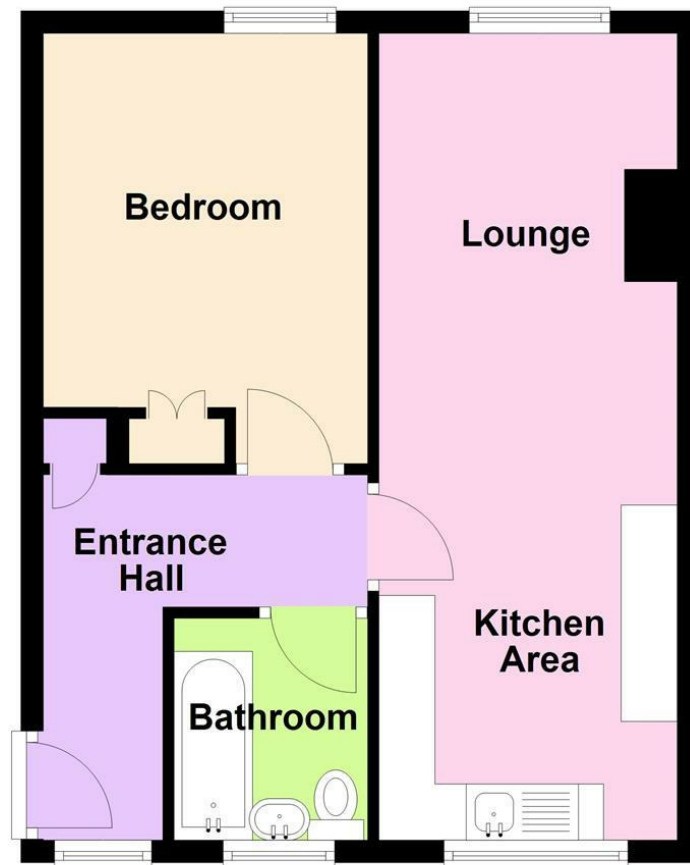
Thinking of selling your house, or presently on the market and not yet achieved a sale or the level of interest you expected*? Then why not contact Leonards for a free independent market appraisal for the sale of your property? We have many years of experience and a proven track record in the selling 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.

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777



First Floor



Flat 3 Market Court, South Cave

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website.

View all our properties at.....



LEONARDS
SINCE 1884