

CLUBLEYS



30, Castle Drive,
HU15 2ES

TO LET £850 Per Calendar Month



Situated on a popular residential area in the heart of the delightful VILLAGE of South Cave is this well presented THREE bedroom DETACHED bungalow which benefits from Pvc double glazing, combination gas central heating and is close to all the local village amenities including shops, CAVE GOLF CLUB and SCHOOLS. The spacious accommodation comprises entrance hallway, living room/ dining room, kitchen, three bedrooms, ENSUITE and bathroom. There is an enclosed rear garden leading to a side driveway and single garage.

BOND REQUIRED £980. HOLDING DEPOSIT £210, COUNCIL BAND D, AVAILABLE AUGUST

RENT £850 Per Calendar Month | DEPOSIT £980 | AVAILABLE FROM
East Yorkshire Council BAND: D



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, Post Office with banking facilities, Doctors Surgery, Church, School, Golf Club, Sporting and recreational facilities.

THE ACCOMMODATION COMPRISES

ENTRANCE HALLWAY

Front door leads into a central "L" shaped hallway which provides access to all rooms. Shelved recessed cupboard, wood effect flooring, hatch to loft space and coved ceiling.

LIVING ROOM/DINING ROOM

4.17 max x 6.53 max

Spacious light room with feature classical style fireplace and hearth housing gas coal effect fire. TV, telephone point and coved ceiling.

KITCHEN

3.09 x 2.91

Good range of white high gloss wall and floor units with complementary work surfaces incorporating a one and a half bowl sink unit, integrated electric oven, 4 ring electric hob with chimneys style extractor over and plumbing for washing machine. Breakfast bar, wood effect flooring and back door off

BEDROOM ONE

3.84 x 2.82

Fitted bedroom furniture comprising two double wardrobes with central drawer unit.

ENSUITE SHOWER ROOM

Suite comprising low level wc, pedestal hand basin and corner shower cubicle with electric shower. Tiled walls and wood effect flooring. Shaver point and extractor fan.

BEDROOM TWO

Fitted bedroom furniture comprising one double wardrobe, one single wardrobe with overhead storage between. TV and coved ceiling.

BEDROOM THREE

Fitted bedroom furniture comprising one double wardrobe and overhead storage.

BATHROOM

White suite comprising low level WC, pedestal hand basin and panelled bath. Tiling to walls, shaver socket and wood effect flooring.

OUTSIDE

GARDENS AND GARAGE

The front garden has an established border to the front boundary and blocked paving providing additional off street parking.

Enclosed rear garden mainly laid to lawn with mature planted borders and a large paved patio adjoining the rear of the property.

Single detached garage with up and over door, power and light.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, will 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

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

REFERENCES


We use Rightmove to obtain tenant/s references.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC 	

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.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

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 Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

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 Surveyor,
Estate Agents,
Lettings Agents &
Auctioneers

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ZOOPLA

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise also their accuracy. No person in employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.