

CLUBLEYS



The Larches, 3, East Hall Mews,
South Cave, HU15 2FQ
TO LET £1,250 Per Calendar Month



****AVAILABLE NOW**** We are delighted to offer to the rental market this attractive four-bedroom detached house situated within a gated development in the popular village of South Cave. Forming part of a small collection of homes, the property offers generous accommodation arranged over three floors, briefly comprising a ground floor entrance hall, lounge, dining kitchen with access to the garage and conservatory.

To the first floor there is a landing, three bedrooms and a bathroom, while the second floor provides a master bedroom with en-suite facilities. Externally, the property benefits from a garage, parking directly in front, and an additional parking space, along with a front garden and a good-sized rear garden.

Holding Deposit £280

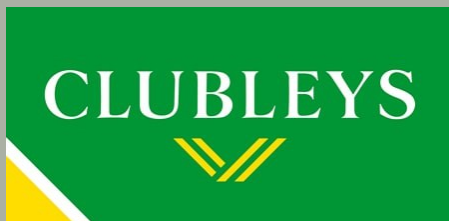
Deposit £1,440

EPC "C"

Council Tax Band "D"

RENT £1,250 Per Calendar Month | DEPOSIT £1,440 | AVAILABLE FROM
1st October 2025

East Riding Of Yorkshire Council BAND: D



ENTRANCE HALL

Entered via a front entrance door, laminate flooring, under stairs cupboard and radiator.

LOUNGE

4.6m x 3.28m (15'1" x 10'9")

Radiator, feature fireplace with electric log effect fire, TV point and wall light point.

CLOAKROOM/WC

White low flush WC, wash hand basin, with tiled splash back, tiled floor, extractor fan and radiator.

FITTED KITCHEN

5.24m x 3.55m (17'2" x 11'7")

Range of wall and floor units having complementary work surfaces. incorporating one and half bowl stainless steel sink unit, four ring gas hob with extractor hood over. Electric double oven, integrated fridge freezer, integrated dish washer, tiled flooring, recess spotlights and wall lights. radiator, door to garage.

French doors leading to the conservatory.

CONSERVATORY

3.575m x 3.39m (11'8" x 11'1")

PVC windows, glazed pitched roof, French doors to rear garage. Wood floor, radiator, wall light points.

LANDING

Storage cupboard, radiator.

BEDROOM TWO

3.046m x 3.14m (9'11" x 10'3")

Fitted wardrobes, radiator and TV point.

BEDROOM THREE

2.904m x 2.737m (9'6" x 8'11")

Fitted wardrobes, radiator and TV point.

BEDROOM FOUR

3.142m x 2.047m (10'3" x 6'8")

Radiator, TV point.

FAMILY BATHROOM

White suite comprising low flush WC, pedestal hand wash basin, bath with shower and shower screen over, tiled floor, part tiled walls, radiator, recess spotlights and extractor fan.

SECOND FLOOR

MASTER BEDROOM

4.174m + wardrobe recess x 4.727m (13'8" + wardrobe recess x 15'6")

Sloping ceilings, Velux windows, fitted cupboards and drawers, radiator and TV point.

EN-SUITE SHOWER ROOM

White suite, low flush WC, wash hand basin, shower cubicle, tiled flooring and Velux window.

ATTACHED GARAGE

5.383m x 2.679m (17'7" x 8'9")

Wall mounted gas fired central heating boiler, fitted cupboard, worksurface, stainless steel sink unit, side personal door, electric garage door, power and light.

FRONT GARDEN

Lawned front garden, side driveway providing parking and access to garage. Additional parking to the side.

REAR GARDEN

Laid to lawn, fenced and enclosed and outside tap.

ADDITIONAL INFORMATION;

SERVICES

Mains water, electricity and drainage. Telephone connection subject to renewal by British Telecom.

APPLIANCES

No appliances have been tested by the Agent.

DEPOSIT PROTECTION SCHEME

A 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: 0844 4727000

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 .

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

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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

1 Toft Court, Skillings Lane, Brough, East Yorkshire,
HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com

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.