



## 2 Chapel Garth, Arram, Beverley, East Yorkshire, HU17 7NS

- Semi Detached House
- Well Appointed Kitchen
- Air Source Heat Pump System
- Hard Landscaped Gardens
- Rural Village Location
- Two Bedrooms
- UPVC Double Glazed
- Conservatory
- Off Street Parking
- East Coast Railway Line Connection

**£750 Per Calendar Month**



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# 2 Chapel Garth, Arram, Beverley, East Yorkshire, HU17 7NS

Semi detached house with off street parking and hard landscaped gardens offering two bedroom accommodation within a pleasant country setting in the village of Arram which has a railway station and is conveniently placed for the popular town of Beverley. The property is UPVC double glazed throughout, with conservatory with air source heat pump system for heating. Bond £865. Viewing via Leonards please.

## Location

The property is situated in the small hamlet of Arram approximately 5 miles north of the market town of Beverley and benefitting from an east coast railway line connection. Travelling north from Beverley on the A164 Driffield Road, turn right in the village of Leconfield where there is a sign post to Arram travel approximately 2 miles along Arram Road cross over the railway line proceed over the bridge and the cottage being on the left handside.

## Entrance Hall

Approached through a front entrance door with stairs leading to first floor.

## Lounge

12'9" x 11'3" (3.897m x 3.430m)

With electric coal effect fire having inset hearth and timber surround with mantle, radiator and open to

## Dining Area

12'9" x 10'1" (3.896m x 3.088m)

With built in recessed shelved cupboard and meter cupboard, radiator, twin glazed doors leading to

## Kitchen

15'4" x 7'1" (4.692m x 2.180m)

Fitted with comprehensive range of base, drawer wall and display units, complimented with granite effect work surfaces, 1½ bowl sink unit with mixer tap, tiled splash backs, space for auto washer, dishwasher and tumble dryer, integrated electric double oven and four ring hob with extractor over, the kitchen having recessed spot lighting and side entrance door.

## Cloaks Lobby

Leading to

## W.C

5'9" x 4'3" (1.761m x 1.296m)

With vanity sink, shelf cupboard below and over, tiled floor with half tiling to walls including W.C. Window to the side elevation and radiator.

## Conservatory

9'11" max x 12'0" (3.029m max x 3.678m)

The conservatory is built on brick plinth walls with UPVC double glazed frame and twin French doors to side garden, under stairs storage area.

## First Floor

Landing to

## Bedroom 1 (front)

12'11" + recess x 11'4" max (3.956m + recess x 3.471m max)

Two windows to the front elevation, radiator and store cupboard.

## Bedroom 2 (rear)

9'11" x 10'1" (3.045m x 3.093m)

Window to the rear elevation and radiator. Cupboard with Daiken unit and tank.

## Shower Room

5'10" x 5'5" (1.795m x 1.676m)

With vanity corner basin and cupboard below. Low flush WC, shower cubicle shower and radiator.

## External

Concrete side drive allowing for off street parking, stepped, stoned and paved terrace garden to frontage, ornamental plantings, paved patio with raised beds. and useful timber garden shed, outside tap.

## Services

The main services of electric, water and drainage are connected. Heating is provided by the air source heat pump system.

## Energy Performance Certificate

The current energy rating on the property is C (70).

## Free Lettings Market Appraisal/Valuation

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

## 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.

## References & Security Bond

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£173.07) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £865.38 which will be payable on the tenancy start date together with the first month's rent of £750. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

## 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).

## Tenant Outgoings

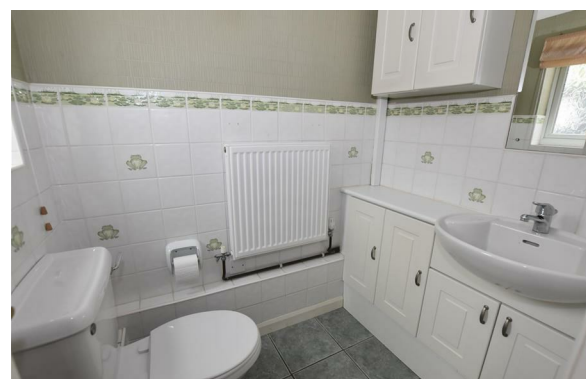
From internet enquiries with the Valuation Office website the property has been placed in Band B for Council Tax purposes. Local Authority Reference Number LEC017002000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

## Tenure

The tenure of this property is Freehold.

## Viewings

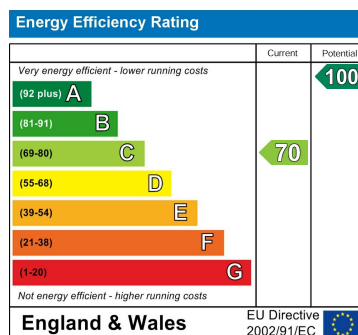
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