

CLUBLEYS



14, Castle Green,
Cottingham, HU16 5JU
TO LET £550



This SPACIOUS ground floor open plan design apartment has the benefit of electric heating with radiators and PVC double glazing. The accommodation briefly comprises open plan living room and kitchen with integrated appliances, two double bedrooms, master with en-suite shower room and bathroom. To the rear there is a graveled garden / courtyard allowing for private parking.

DEPOSIT REQUIRED £630. HOLDING DEPOSIT £125. COUNCIL BAND A. AVAILABLE AUGUST

RENT £550 | DEPOSIT £630 | AVAILABLE FROM
East Riding of Yorkshire BAND: A



Cottingham is an established residential village and extremely well provided with all local amenities close by, including the doctors surgery, a regular BUS SERVICE and within walking distance to Castle Hill Hospital.

THE ACCOMMODATION COMPRISES

OPEN PLAN LIVING ROOM/KITCHEN

Front door leading in.

Two radiators, Tv and telephone points.

KITCHEN AREA

A range of cream wall and floor units with complimentary work surfaces incorporating stainless steel sink unit, electric oven with four ring electric hob and chimney style extractor over. Integrated fridge freezer and washing machine. Partially tiled walls, vinyl flooring and recessed ceiling spotlights.

INNER HALLWAY

Radiator and cupboard housing hot water cylinder.

MASTER BEDROOM

3.850 x 2.694 (12'7" x 8'10")

Radiator, Tv point. French doors to rear garden.

ENSUITE SHOWER ROOM

2.29m x 1.35m (7'6" x 4'5")

Large cubicle shower mains fed, pedestal hand basin, low level wc, ladder style heated radiator, vinyl flooring, extractor and recessed spotlights.

BEDROOM TWO

3.89m x 2.87m (12'9" x 9'5")

Tv and telephone points, radiator and french doors to rear garden.

BATHROOM

White suite comprising pedestal hand basin, panelled bath and low level wc. Ladder style heated radiator, partially tiled walls, vinyl flooring and recessed ceiling spotlights.

OUTSIDE

To the rear is a gravelled open plan style garden and parking.

ADDITIONAL INFORMATION

SERVICES

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

APPLIANCES

No appliances have been tested by the agent.

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	59 64
(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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