

LEONARDS

SINCE 1884

| Chartered Surveyors

| Valuers & Auctioneers

| Lettings & Estate Agents

| Land & Rural Consultants

512 Holderness Road, Hull, East Yorkshire HU9 3DS

T: (01482) 375212

E: info@leonards-property.co.uk

www.leonards-property.co.uk

Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008

VALIDATION CERTIFICATE

The Consumer Protection from Unfair Trading Regulations 2008 and the Business Protection from Misleading Marketing Regulations 2008 requires estate agents to ensure that the particulars are true and accurate. If the draft particulars are inaccurate in any way, please return them with any necessary amendments. If any of the information in the particulars changes in the future, it is important that you notify us.

Please return this confirmation in the stamped addressed envelope as soon as possible, as we will not be able to market your property until we receive this form back, signed by you.

NAME AND ADDRESS OF OWNER(S)

Mr Dave Cunneyworth

PROPERTY ADDRESS

3 Old Forge Apartments
Newport Road
North Cave
HU15 2NU

OWNER'S CONFIRMATION

1. I/we confirm the particulars are a true and accurate representation of the property, and the estate agent will be notified of any changes.
2. I/we confirm the estate agents will be notified of the removal of any fixtures and fittings mentioned in the particulars.

SIGNED:

DATE:

21st August 2026





3 Old Forge Apartment, Newport Road, North Cave, HU15 2NU

- Two Bedroom Ground Floor Apartment
- Front Facing Lounge Diner
- Two Bedrooms
- Allocated Parking Space
- Front and Rear Entrance Doors
- Breakfast Kitchen
- Bathroom
- Bond £807.69

£700 pcm



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

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

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

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

Website: www.leonards-property.co.uk

3 Old Forge Apartments, Newport Road, North Cave, HU15 2NU

Two bedroom ground floor apartment. Located on the outskirts of the village with easy access to the A63/M62 roadway. The accommodation comprises:- Front and rear entrance doors. Lounge with dining area. Kitchen with breakfast bar. Two bedrooms (one with wardrobes). Bathroom with shower over the bath. Single car parking space at the rear. Gas fired central heating system and double glazing. Bond £807.69, Viewing via Leonards.

Location

Located towards the outskirts of North Cave, the property is within easy reach of the A63/M62 roadway.

Entrance Lobby

Main front entrance door provides access into the property. Boiler cupboard. Access into:

Lounge Diner

Windows to the front elevation. Radiator.

Kitchen

Fitted with a range of base and wall units. Work surfaces with sink unit. Electric oven and hob. Space for fridge/freezer and washing machine. Breakfast bar. Radiator. Rear entrance door.

Bedroom One

Radiator. Wardrobes.

Bedroom Two

Window to the rear elevation. Radiator.

Bathroom

Suite of bath with shower over. Wash hand basin. WC. Part tiled walls. Towel rail type radiator. Window to the side elevation.

Outside

Single car parking space at the rear.

Anti Money Laundering Compliance

Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell or buy a property. We outsource to a partner supplier Creditsafe who in conjunction with Credas will conduct a check of all parties. The cost of these checks are £25 + VAT (£30 including VAT) per legal seller and buyer. This is a non refundable fee. These charges cover the cost of obtaining the relevant data, any manual checks and monitoring which might be required. This fee will need to be paid, and checks completed in advance of us marketing a property for sale or being able to issue a memorandum of sale on a property you would like to buy.

Energy Performance Certificate

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

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 the East of the East Riding of Yorkshire.

High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries. For viewing, please apply as an applicant.

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 (£161.53) 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 £807.69 which will be payable on the tenancy start date together with the first month's rent of £700. 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.

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>

Tenant 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 NOC063072000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Tenure

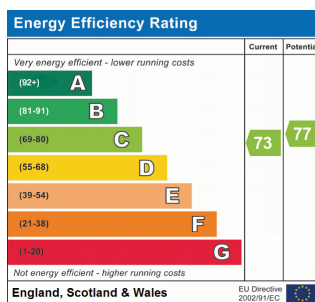
The tenure of this property is

Viewings

Strictly through the sole agents Leonards 01482 375212/01482 330777



DRAFT



Address: Newport Road, North Cave, HU15

1. The Money Laundering and Terrorist Financing (Amendment) Regulations 2026 (as amended). Estate Agents are required by law to conduct anti money laundering checks on all clients who either sell, buy, rent or let a property. We will conduct these checks in accordance with the current HMRC guidelines: Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting 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: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, 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 tenant. 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

View all our properties at.....



LEONARDS
SINCE 1884