



The Old Post Office Cottage, Church Lane.,  
Hull, HU11 5EU  
TO LET £775 Per Calendar Month



This beautifully newly renovated three-bedroom terraced cottage is presented in immaculate condition, featuring brand new carpets throughout and finished to a high standard. Situated in a highly sought-after location, the property offers a welcoming sitting room complete with an electric stove set within a charming fireplace and wooden mantle. The heart of the home is the stylish newly fitted kitchen diner, perfect for modern living, alongside a contemporary downstairs bathroom that has also been recently installed. Upstairs, there are three well-proportioned bedrooms and the added convenience of a two-piece cloakroom suite. Externally, the property benefits from an enclosed, low-maintenance rear garden with a fenced paved courtyard

A deposit is required: £890. A Holding Deposit of £180 is required to secure the property.

East Riding of Yorkshire Council Band: A

RENT £775 Per Calendar Month | DEPOSIT £890 | AVAILABLE FROM  
East Riding of Yorkshire BAND: A



Skirlaugh is a charming and peaceful village located in the East Riding of Yorkshire, just a few miles north-east of Hull. Set within the rural Holderness countryside, it offers a perfect blend of traditional village life and modern convenience, making it particularly popular with commuters. Rich in history, the village is home to the striking St Augustine's Church, a Grade I listed landmark, and retains a strong sense of community. Surrounded by open fields and scenic landscapes, Skirlaugh provides a tranquil setting while still being within easy reach of nearby towns such as Beverley and the coast, making it an ideal place for those seeking both countryside living and accessibility.

#### THE ACCOMMODATION COMPRISES

##### SITTING ROOM

4.01m x 3.57m (13'1" x 11'8" )

Front entrance door, electric stove set in fireplace with wooden mantle, recess ceiling lights, radiator.

##### KITCHEN / DINER

6.59m x 3.11m (21'7" x 10'2" )

Fitted with a range of wall and base units comprising of work surfaces, stainless steel sink unit, electric oven and hob with extractor hood over, integrated fridge freezer, plumbing for automatic washing machine, recess ceiling light, radiator.

##### BATHROOM

Three piece white suite comprising of panelled bath with shower over and glass shower screen, flow flush WC, wash hand basin set in vanity unit, stainless steel heated towel rail, electric fan, recess ceiling lights.

#### FIRST FLOOR ACCOMODATION

##### BEDROOM

4.02m x 2.62m (13'2" x 8'7" )

Radiator.

##### BEDROOM

3.59m x 3.86m (11'9" x 12'7" )

Radiator.

##### BEDROOM

2.68m x 2.85m (8'9" x 9'4" )

Radiator, recess ceiling light.

##### CLOAKROOM

Two piece white suite comprising of low flush WC, pedestal wash hand basin, electric fan, recess ceiling light.

##### OUTSIDE

Enclosed paved courtyard area to the back of the property.

##### ADDITIONAL INFORMATION

Please note that due to the property's distinctive layout and irregular room shapes, all measurements are approximate and provided for guidance only. They should not be relied upon for accuracy.

##### SERVICES

Mains water, drainage, electric and gas.

##### APPLIANCES

No appliances have been tested by the Agent.

##### Material Information

The Ofcom website suggests there is a maximum download speed of 1000 Mbps is available at this postcode . Mobile phone coverage for voice calls have limited coverage from Three, Vodaphone and O2. The checker results are predictions and should not be regarded as guaranteed.





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

## 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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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**ZOOPLA**