

CLUBLEYS



25, Manor Road,
North Cave, HU15 2NE
TO LET £950 Per Calendar Month



****Stunning Two Bedroom Detached Bungalow****

Maintained to an extremely high standard - This beautiful property will make a lovely home for lucky tenants. Positioned in a quiet spot in a desirable location in the local village of North Cave.

Available on a 'Part Furnished' basis this spacious detached bungalow briefly comprises: Entrance Hall, Breakfast Kitchen with breakfast bar and the benefit of built in appliances, good size lounge, modern equipped shower room, two bedrooms (master fitted), gardens and garage.

Council Tax Band: C

EPC Rating: C

*DEPOSIT REQUIRED: £1,095.00

*HOLDING DEPOSIT: £215.00

*AVAILABLE FROM MID MAY 2026

RENT £950 Per Calendar Month | DEPOSIT £1,095 | AVAILABLE FROM 7th May
2026
BAND: C

rightmove 

www.clubleys.com

ZOOPLA



ENTRANCE HALLWAY

1.240 x 3.7 (4'0" x 12'1")

Glazed internal window looking through into the lounge. Storage cupboard and loft access.

BREAKFAST KITCHEN

2.598 x 2.835 (8'6" x 9'3")

UPVC double glazed window to front elevation. Modern fitted kitchen with a range of base, floor and wall mounted units, butcher block complimentary worktops and kitchen peninsula. Integrated fridge/freezer, double oven/microwave, extractor hood, ceramic hob, Quooker instant hot water tap, and built in washer. Downlights and tiled flooring,

LOUNGE

4.577 x 3.487 (15'0" x 11'5")

Bifold doors leading to the rear garden, skylights and downlights. LVT flooring, UPVC window to side elevation

SHOWER ROOM

1.860 x 2.285 (6'1" x 7'5")

Modern suite: UPVC double glazed windows to front elevation. Wet room with walk in shower, rain head and pull down shower, glazed shower screen, vanity wash hand basin with light up mirror over, heated towel rail and low level WC. Partially tiled walls and tiled floor.

BEDROOM ONE

3.711 x 3.479 (12'2" x 11'4")

UPVC double glazed window to rear elevation and two sky light windows with remote control black out blinds, and downlights, fitted wardrobes.

BEDROOM TWO

2.487 x 2.930 (8'1" x 9'7")

UPVC double glazed window to front elevation, downlights.

OUTSIDE - GARDENS

Enclosed lawned garden to the rear. mood lighting downlights within the eaves at the rear and security lighting to the side. Access to a single garage from Belgrave Drive with a personnel door.

ADDITIONAL INFORMATION

EPC RATING C - COUNCIL TAX BAND C

*Broadband

For broadband coverage, prospective occupants are

advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

*Mobile

For mobile coverage, prospective occupants are advised to check the Ofcom website:-
<https://checker.ofcom.org.uk/en-gb/mobile-coverage>

*Referral Fees

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

APPLIANCES

None of the above appliances have been tested by the Agent.

SERVICES

Mains water, drainage and electricity are connected to the property. The property also benefits from solar panels and battery.

DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service who are authorised by the government. The Deposit Protection Service, The Pavillions, 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.

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 checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or The Landlord. If the Landlord decides not to proceed then the holding deposit will be refunded.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B			
(69-80) C		73	
(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

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.