



Main Street, Brantingham, HU15 1QH
£900 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - DELIGHTFUL 2 BEDROOM STONE FRONTED COTTAGE IN THIS HIGHLY DESIRABLE VILLAGE - This appealing country cottage is perfectly positioned at the foot of The Yorkshire Wolds Way which is renowned for its extensive walking routes. The property retains its original charm and character perfectly blended with modern fittings.

The accommodation includes a welcoming Lounge with a log burning stove, a fabulous breakfast kitchen with integral appliances and French doors opening to the rear garden, a cloakroom/wc, 2 double bedrooms and a Jack & Jill en-suite.

The rear garden is a real feature of the property with an artificial lawned garden leading to a private walled courtyard. There are two brick built outbuildings and a gated access to the side.



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Key Features

- OFFERED UNFURNISHED
- Delightful Cottage
- 2 Bedrooms
- Tastefully Extended
- Modern Fittings & Original Charm
- Jack 'n' Jill Shower Room
- Private Garden With Walled Seating Area
- Highly Regarded Village Location
- EPC = C
- Council Tax = A



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		88
(81-91) B		
(69-80) C	70	
(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	

LOCATION

Sandringham Cottages is a row of four pretty cottages which is located on Main Street. The highly regarded & unspoilt village of Brantingham is renowned for its many stone built dwellings and is located approximately 15 miles to the West of the City of Hull. The village has a contemporary country public house and there are many delightful walks including the Wolds Way which lies to the north of the village. Local shops, schools & sporting facilities can be found at the nearby villages of South Cave, Elloughton & Brough, each village being almost equidistant, approximately five minutes by car. A main line railway station is located at Brough with direct links to Hull & London Kings Cross.

ACCOMMODATION

The cottage's accommodation is arranged over two floors and comprises:

GROUND FLOOR

ENTRANCE PORCH

The open entrance porch allows access to the front of the property

LOUNGE

10'11" x 13'10" (3.33 x 4.22)

This welcoming reception room is positioned to the front of the property and features a free standing log burning stove mounted upon a stone hearth with a solid wood mantle. There is wood effect floor throughout and a handcrafted custom staircase to the first floor

BREAKFAST KITCHEN

13'9" x 13'10" (4.19 x 4.22)

The spacious breakfast kitchen features a comprehensive range of fitted wall and base units

with complementary work surfaces and matching upstands, inset porcelain 1 ½ bowl sink unit with mixer tap There are integrated appliances which include a single oven, gas hob with tiled splashback beneath and extractor hood, fridge freezer and dishwasher.

The breakfast area comfortably houses a 4 seater table and there are French doors that open to the rear garden.

A wood effect floor runs throughout and there is undercabinet lighting.

WC

Located off the Kitchen, having a low flush WC, plumbing for an automatic washing machine, continuation of the wood effect floor and a window to the rear elevation.

FIRST FLOOR

LANDING

Allowing access to the bedrooms at first floor level.

BEDROOM 1

11'0" x 11'0" (3.35 x 3.35)

The master bedroom is of double proportions and enjoys pleasant views to the front of the property. An original fireplace has been retained and there is a useful storage cupboard above the stairwell. A walk-in wardrobe also allows further access to the shower room.

BEDROOM 2

13'10" x 6'4" (4.22 x 1.93)

The second bedroom enjoys wonderful views of the countryside to the rear and will comfortably take a double bed and further bedroom furniture.

JACK & JILL SHOWER ROOM

10'6" x 6'8" (3.20 x 2.03)

Having access from both bedrooms, the modern shower room is fitted with a three piece suite which comprises WC, designer wash basin and a double length walk in shower with glass screen. There is a chrome heated towel rail and tiled flooring throughout.

OUTSIDE

To the front of the property there is a pleasant garden with gravel path leading to the entrance porch. The rear garden is a real feature of the property having been designed for easy maintenance with a patio adjoining the property. The artificial turf leads to a private walled courtyard. There are two brick-built outbuildings and a gated access to the side.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX -From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band A. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

TENANCY INFO

A minimum of 12 months (Assured Shorthold)
We will require One Months rental in advance.
Bond/Deposit equal to One Months rent.
Sorry - No smokers.



Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£207.69). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

VIEWINGS

Strictly by appointment with the sole agents.

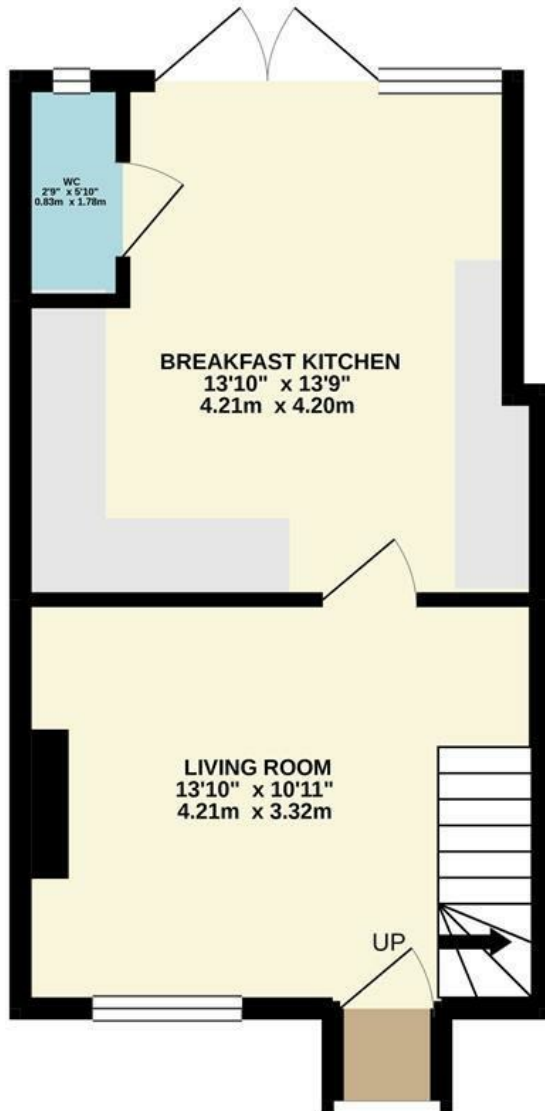
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In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100

GROUND FLOOR
338 sq.ft. (31.4 sq.m.) approx.



1ST FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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