



Finkle Street, North Cave, HU15 2NP

£700 Per Month



Platinum Collection

Finkle Street, North Cave, HU15 2NP

OFFERED UNFURNISHED - CHARMING PERIOD COTTAGE FILLED WITH CHARM AND CHARACTER - TASTEFULLY MODERNISED - 2 DOUBLE BEDROOMS - OFF STREET PARKING

A charming period cottage which is set within a discreet location towards the centre of this delightful village on the edge of the Yorkshire Wolds. The cottage is beautifully appointed throughout and retains many of its period features which have been complemented by an array of modern fittings. The accommodation is deceptively spacious throughout with an open plan Living Dining Kitchen is in addition to a 24ft Living Room. At first floor level there is a large versatile Landing accompanied by 2 double Bedrooms and the Bathroom. To the rear of the property is a small courtyard patio area and to the side is an allocated parking space.



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Key Features

- Attractive Cottage
- Original Period Features
- 2 Double Bedrooms
- Living Dining Kitchen
- Spacious Living Room
- Off Street Parking
- Central Village Location
- OFFERED UNFURNISHED



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	
48	63
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(81-91) A	
(69-80) B	
(55-68) C	
(39-54) D	
(21-38) E	
(1-20) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
47	57
England & Wales	
EU Directive 2002/91/EC	

LOCATION

The village of North Cave retains much of its original rural character with first class road connections as the A63 dual carriageway runs to the south of the village and connects to the M62 motorway approximately one mile to the west. Local village facilities are available with primary schooling within the village of North Cave and the nearby village of South Cave. The property is well placed therefore to allow convenient dual carriageway access to the city of Hull and to other centres of business in the West Riding and the Historic town of Beverley lies approximately twenty minutes driving time to the north east.

ACCOMMODATION

The accommodation is arranged over two floors and comprises:

GROUND FLOOR

LIVING DINING KITCHEN

21'11 x 12'3 (6.68m x 3.73m)

Allowing access to the property through a residential entrance door, this spacious open plan living dining kitchen offers great flexibility

KITCHEN

Fitted with a comprehensive range of country shaker style base units mounted with contrasting work surfaces and breakfast bar beneath a wood panel splashback, stainless steel 1 1/2 bowl sink unit with mixer tap beneath a window to the rear. Integrated appliances include an electric oven, gas hob beneath a chimney style extractor hood, dishwasher and washing machine. A traditional flagstone floor runs throughout, a cupboard houses the central heating boiler and there is a door leading to the rear of the property

LIVING/DINING AREA

With ample space for a living or dining suite, this newly carpeted reception room features a beamed ceiling, feature chimney breast and a window to the front elevation

LIVING ROOM

11'6 max x 24'8 max (3.51m max x 7.52m max)

This generous reception room is of excellent proportions with a beamed ceiling, two windows to the front elevation, two "glass brick" walls and a staircase leading to the first floor accommodation

FIRST FLOOR

LANDING

8'3 x 11'5 (2.51m x 3.48m)

A large landing with a window to the front elevation and access to the accommodation at first floor level

BEDROOM 1

14'2 x 12'11 (4.32m x 3.94m)

The large master Bedroom is of double proportions and provides a range of fitted furniture including wardrobes, dressing table and bedside cabinets. There is a window to the front elevation and a door to the rear leads to a Juliet Balcony

BEDROOM 2

13'2 x 13'6 (4.01m x 4.11m)

A second Bedroom of generous double proportions featuring a window to the front elevation, "glass brick" low level window to the side elevation and a loft hatch allowing access to the roof space

BATHROOM

11'5 max x 5'1 (3.48m max x 1.55m)

Fitted with a four piece suite comprising WC, "floating" wash basin, bath with mosaic style

paneling and splashback, walk-in shower area with thermostatic shower. There is a tiled floor throughout, heated towel rail and two windows to the rear elevation

OUTSIDE

To the rear of the property there is a small courtyard area which can be accessed via the kitchen

PARKING

There is allocated parking available within Finkle Street itself, located at the side of the property

VIEWINGS

Strictly by appointment with the sole agents.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers or pets accepted.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. 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.

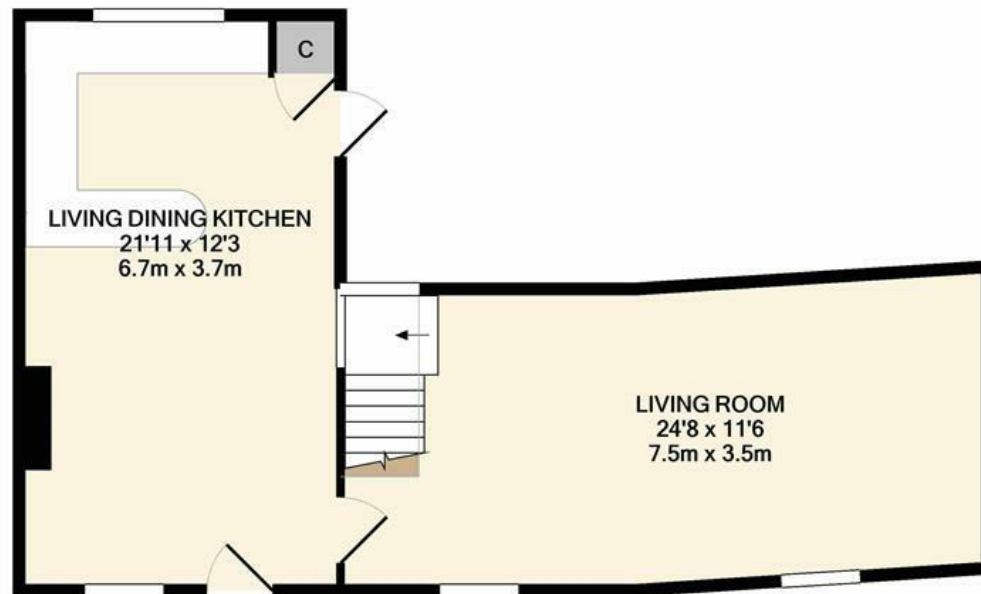
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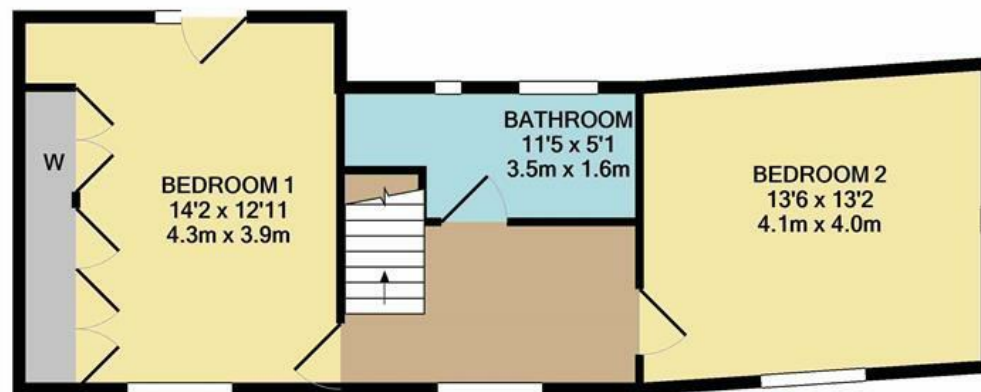


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the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100



GROUND FLOOR



1ST FLOOR



Platinum Collection