CLUBLEYS

Flat 1, 24 Westgate, North Cave, HU15 2NJ
£600 Per Month

This charming 1-bedroom flat has been newly decorated throughout and offers a fresh, modern feel. With a bright living room, spacious double bedroom, functional kitchen, and clean bathroom, the property provides comfortable living in a welcoming environment. Ready for immediate occupancy, it's perfect for anyone looking for a cosy and attractive home in a convenient location.

-HOLDING DEPOSIT £139. BOND REQUIRED £692.

-COUNCIL BAND A

CLUBLEYS

Tenure:
BAND:

ENTRANCE/UTILITY
Leading into a utility room and hallway.

HALLWAY/STAIRS
Tiled floor with wide original feature staircase leading to the first floor.

KITCHEN
Fitted with a range of modern wall, base & drawer units with complimentary work surface, the kitchen features an integrated electric oven, four ring electric hob with extractor above. Includes space for fridge.

BEDROOM
Spacious double room with window to the front elevation and electric wall mounted heater.

LIVING ROOM
Overlooking the church, this room benefits off a TV point, electric wall mounted heater and electric fire.

BATHROOM
White suite comprising low level wc, vanity hand basin and walk in shower. Tiled floor and partially tiled walls. Extractor and shaver point.

OUTSIDE
Includes off street parking and a court yard to the back.

ADDITIONAL INFORMATION
*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.

MEASUREMENTS/FLOORPLANS - Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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

APPLIANCES
No appliances have been tested by the agent.

MEASURMENTS/ FLOORPLAN
Are approximate (not to scale) and for guidance only - Buyers are advised to check for their own reassurance.

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 .

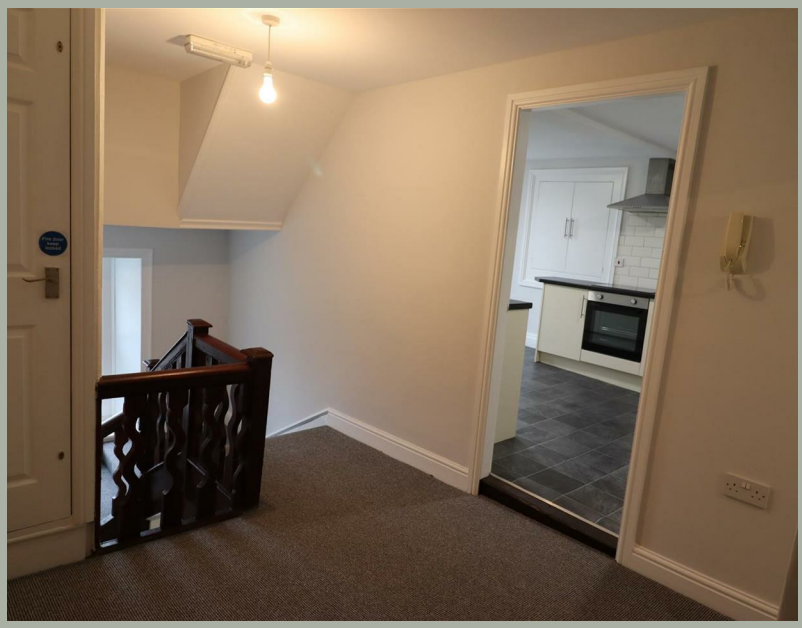
If at any time you decide not to proceed with the tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the landlords, then the holding deposit will be retained by us or the landlord.
If the landlord decides not to proceed, then the holding deposit would be refunded.

REFERENCES
We use Rightmove to obtain tenant/s references.

BROADBAND AND MOBILE PHONE COVERAGE
The Ofcom website suggests there is a maximum download speed of 1800 Mbps is available at this postcode HU15 2NJ. The checker results are predictions and should not be regarded as guaranteed.

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 Pavilions
Bridgewater Road
Bristol
BS99 6AA

clubleys.com



Estate Agents | Lettings Agents | Chartered Surveyors

AGENTS NOTES
For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

VIEWING
By appointment with the Agent.

OPENING HOURS
9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

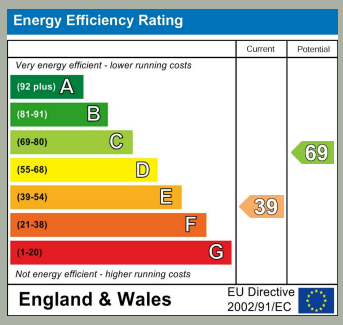
MATERIAL INFORMATION
For broadband coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/broadband-coverage. For mobile coverage, prospective occupants are advised to check the Ofcom website:- https://checker.ofcom.org.uk/en-gb/mobile-coverage
We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

MORTGAGES
We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS

1 Toft Court, Skillings Lane, Brough, East Yorkshire, HU15 1BA
01482 662211
brough@clubleys.com
www.clubleys.com



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.