



Ferriby Road, Hessle, HU13 0HU  
£795 Per Month



Platinum Collection

## Ferriby Road, Hessle, HU13 0HU

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OFFERED UNFURNISHED -Superb spacious first floor apartment located within the magnificent Manor Lodge with gated entrance, superb grounds and private parking. This exceptional apartment overlooks the grounds and features a recently installed kitchen. Viewing highly recommended.



# Ferriby Road, Hessle, HU13 0HU

## Key Features

- Fabulous Location
- Converted Period House
- First Floor Apartment
- 2 Bedrooms & 2 Bathrooms
- Large Living Room
- Superb Communal Grounds
- EPC - C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	69	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## INTRODUCTION

Forming part of the conversion of Manor Lodge, an architectural marvel of a property still retaining many superb original features. Manor Lodge is afforded privacy situated behind high hedging and trees. Secured entry is assured with intercom and remote controlled access through iron gates. A sweeping gravel drive runs to the side of Manor Lodge leading to the communal south facing grounds and parking area. The mature landscaped grounds are beautifully manicured and there are many specimen trees and mature herbaceous borders. This spacious first floor apartment overlooks the beautifully manicured south facing grounds and is accessed from a grand communal hallway steeped in period design.

The accommodation includes an Entrance Vestibule, large Living Room with views of the grounds, recently installed integrated Kitchen, Master Bedroom with En-Suite Bathroom, Bedroom 2 and a further Shower Room. The apartment has the benefit of gas fired central heating. The apartment boasts two personal parking spaces plus visitor parking. We highly recommend an inspection for full appreciation of this excellent apartment.

## LOCATION

Manor Lodge is prominently situated close to the junction with Woodfield Lane, being one of the most sought after areas of Hessle. The Town of Hessle is well served for local amenities with first class shopping facilities available within the Town Centre, public transportation & local primary and secondary schools. Good road and rail connections are available with a local train station off Southfield, and the A63 dual carriageway running nearby to the South of the town, allowing convenient access to Hull City Centre and the national motorway network.

## MAIN HALL

Secure entry from Vestibule leading into the Main Hall boasting a turning staircase and stained glass window.

## APARTMENT ENTRANCE

A large vestibule with laminated wood flooring, radiator and storage space leads into:

## LIVING ROOM

23'8" x 17'9" (7.21m x 5.41m)

This spacious airy Living Room has laminated wood flooring, windows to two elevations overlooking the communal garden.

## KITCHEN

11'6" x 6'3" (3.51m x 1.91m)

This recently fitted kitchen offers a range of gray fronted cabinets with contrasting work surfaces and integrated electric oven & hob unit, extractor hood, washing machine and fridge/freezer; stainless steel sink unit and laminated wood flooring.

## BEDROOM 1

15'11" x 12'3" (4.85m x 3.73m)

Overlooks the rear garden; Access into:

## EN SUITE BATHROOM

7'7" x 7'2" (2.31m x 2.18m)

White suite incorporating panelled bath with shower attachment, shower screen, pedestal wash hand basin & low flush WC, radiator.

## BEDROOM 2

9'4" x 7'2" (2.84m x 2.18m)

Has radiator.

## SHOWER ROOM

8'4" x 7'2" (2.54m x 2.18m)

Incorporates white suite with plumbed shower

cubicle, pedestal wash hand basin, WC, radiator, extractor fan, stone effect laminate tiled floor.

## 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.

**DOUBLE GLAZING** - The property has the benefit of some replacement PVC double glazed frames and sealed unit double glazing.

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

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - May be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENURE

The property is understood to be leasehold and subject to an annual service charge:

Current Service charge cost : £600 per quarter (£200 per month)

Service Charge includes : Buildings insurance, communal repairs/maintenance/improvements, grounds maintenance, Company Secretary obligations

Lease Commencement Date : 29.04.2003

Lease Length : 999 years from 01.01.2002 (927 years to run at January 2024).

No ground rent payable.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the



vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of 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. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, 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.

In compliance with NTSTEAT 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, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100

### 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.

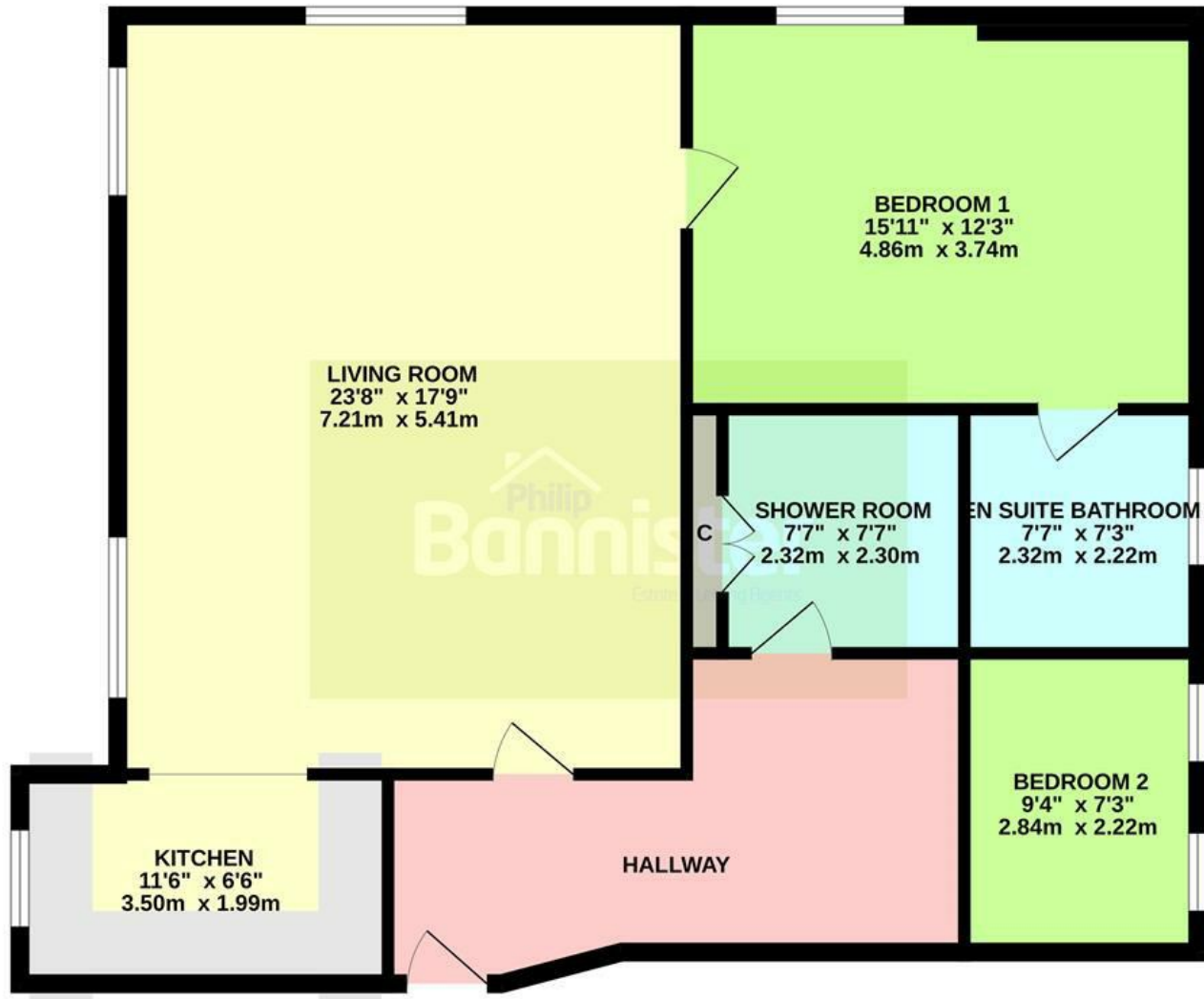
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, 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.







# 1ST FLOOR







**Philip**  
**Bannister**  
Estate & Letting Agents

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