



Low Street, North Ferriby, HU14 3DD

£695 PCM



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Platinum Collection

## Low Street, North Ferriby, HU14 3DD

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OFFERED UNFURNISHED - Impressive first floor 3 bedroom apartment with off street parking situated in heart of this popular village.  
VIEWING ESSENTIAL

Deceptively spacious 3 Bedroom First Floor Apartment with off-street parking for one car.  
The apartment forms part of a redevelopment of a fine detached residence located right in the heart of the village within walking distance of local shops and leisure facilities.  
Viewing highly recommended







# Low Street, North Ferriby, HU14 3DD

## Key Features

- OFFERED UNFURNISHED
- LARGE FIRST FLOOR APARTMENT
- 3 BEDROOMS
- LIVING/DINING ROOM
- KITCHEN
- BATHROOM
- PARKING FOR ONE CAR IN PRIVATE COURTYARD
- GAS C/HTG & uPVC D/GLZD
- MUST BE VIEWED!!
- EPC = D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	77
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

## **NORTH FERRIBY**

Situated in the heart of this excellent village within walking distance of local shops.

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

## **ENTRANCE HALL**

Ground floor private rear access with door to staircase.

## **LIVING ROOM**

18'2 x 12'11 (5.54m x 3.94m)

A large room with wood fire surround, cast iron inset and coal effect gas fire.

## **KITCHEN**

11'8 x 6'10 (3.56m x 2.08m)

This well fitted kitchen offers a range of floor and wall units with integrated appliances including stainless steel fronted electric oven, electric hob unit, extractor hood, refrigerator and freezer; dishwasher and breakfast bar.

## **BEDROOM 1**

14'11 x 9'10 max (4.55m x 3.00m max)

With fitted wardrobes.

## **BEDROOM 2**

12'11 x 10'1 (3.94m x 3.07m)

## **BEDROOM 3**

11'8 x 6'11 max (3.56m x 2.11m max)

## **BATHROOM**

Has a three piece white suite

## **PARKING ACCESS**

A side drive leads to a rear parking space for one car in private courtyard.

## **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 replacement 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 Council).

**VIEWING** - 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.

**Holding Deposit** - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£160.38). 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.

## **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 £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £175 (£145.83+VAT)















Philip  
**Bannister**  
Estate & Letting Agents

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