



Raywell House, Riplingham Road, Cottingham, HU16 5WG
£1,500 Per Calendar Month



Platinum Collection

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OFFERED FURNISHED - This well appointed second floor apartment is ideally suited for sophisticated living. Located in the Grade II listed Raywell House which is set within 6 acres of parkland. Private gated access and designated parking space plus guest parking facilities and on-site deli/tea shop.

This delightful apartment features Hall, Living Room with fabulous views. integrated Breakfast Kitchen with french doors to balcony, 2 fitted Bedrooms (both with excellent views) and Bathroom with bath and separate shower.

Viewing highly recommended.



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Key Features

- OFFERED FURNISHED
- Delightful Second Floor Apartment
- Within Grade II Listed House With 6 Acres of Grounds
- 2 Fitted Bedrooms With Excellent Views
- Living Room With Views To Two Elevations
- Integrated Breakfast Kitchen With Access To Balcony
- Luxury Bathroom Has Bath & Separate Shower
- In Grade II Listed House with 6 acres of grounds
- Allocated Parking Space & Guest Parking Facilities
- EPC-C TAX-D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	69	79
(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	

GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of oil fired underfloor heating system.

COUNCIL TAX - The property lies within Band D (East Riding Of Yorkshire Council)

VIEWING - Strictly by appointment with the sole agents.

LOCATION

Raywell House and its adjacent Coach House sit within 35 acres of beautiful parkland, located 6 miles to the North West of the city of Hull and close access to all areas. This striking early 19th century property has been developed in to luxurious apartments each taking full advantage of the attractive location and historical features of the site. Owners have full access to the site which now has a delicatessen/tea shop.

This Grade II listed house with its Grand Hall and sweeping staircase has been sympathetically restored to its former glory when it was the home on Daniel Sykes (1766 - 1832 MP for Hull and Beverley Anti Slavery Campaigner and local Philanthropist.

LOBBY & HALLWAY

The apartment can be approached from either the front Grand Hall with its magnificent staircase or from a second staircase located at the rear of the House next to the owners car park. The Lobby & Hallway have solid oak flooring. An Airing Cupboard is situated off the Hallway.

TENURE

We understand that the property is Leasehold

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 (£346.15). 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 you 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 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, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)









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