



Wauldby View, North Ferriby, HU14 3RE
£1,100 Per Calendar Month



Platinum Collection

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OFFERED UNFURNISHED - A wonderful 3 bedroom detached bungalow offering spacious living accommodation and ample off-street parking and ideally located within a quiet cul-de-sac in this sought after area.



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Key Features

- OFFERED UNFURNISHED
- Detached Bungalow
- 3 Bedrooms
- Spacious Living Accommodation
- Ample Off-street Parking
- Detached Garage
- Enclosed Rear Garden
- Sought After Location
- COUNCIL TAX BAND=D EPC= C



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		
	71	85
England & Wales		
EU Directive 2002/91/EC		

SWANLAND

Swanland has an attractive centre where a number of shops can be found including a convenience store/post office, butchers and chemist. There are a number of amenities and recreation facilities such as a tennis and bowls club and children's playing field. The village also has a well reputed junior school with secondary schooling at the nearby South Hunsley school. A number of public schools are also available. Convenient access is gained to the A63 which leads to Hull city centre to the east and the national motorway network to the west. A railway station is situated in the neighbouring village of North Ferriby with a further mainline station approximately 15 minutes driving distance away in Brough providing inter city connections.

ENTRANCE HALL

LIVING ROOM / DINING AREA

KITCHEN

BEDROOM 1

BEDROOM 2

BEDROOM 3

BATHROOM

GARAGE

Side drive offering ample parking leading to a single garage.

GROUNDS

Gardens on three sides.

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 D (East Riding Of Yorkshire Council). We would recommend tenants make their own enquiries to verify this.

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 (£276.92). 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 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



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