



**Station Road, North Ferriby, HU14 3DQ**  
£1,195 Per Calendar Month





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Platinum Collection

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OFFERED FURNISHED - Brimming with charm and rich in character, this Gothic-style semi-detached cottage dates back to around 1868 and was originally a school house. Beautifully presented, early viewing is highly recommended to avoid disappointment. The property briefly comprises an entrance hall, spacious open plan lounge/diner, and a well-equipped fitted kitchen. On the first floor are two bedrooms and a bathroom, while the second floor features a versatile loft area/dressing room accessed via bedroom one. Outside, you'll find a quaint forecourt garden, a rear terrace, and a private block-paved driveway offering off-street parking.





# Station Road, North Ferriby, HU14 3DQ

## Key Features

- OFFERED FURNISHED
- Unique 2 Bedroom Home
- Former Schoolhouse
- Filled With Original Features
- Stunning Bathroom With Roll-Top Bath
- Spacious Open Plan Lounge Diner
- Modern Kitchen With Appliances
- Side Driveway
- Courtyard Garden
- EPC = E / Council Tax =



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	44	76
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALL

#### OPEN PLAN LOUNGE DINER

Features include a stylish fireplace with log burning stove, beamed ceiling, characterful Gothic-style windows, and an understairs storage cupboard.

#### KITCHEN

Fitted with a sleek range of white shaker style base and wall units, drawers, and granite work surfaces. Includes an inset sink, integrated dishwasher and fridge/freezer, plumbing for a washing machine, a kick space heater, tiled flooring, downlights, and built-in oven, hob, hood, and microwave.

### FIRST FLOOR

#### LANDING

#### BATHROOM

#### BEDROOM 2

Includes fitted wardrobes and drawers along with a unique semi-circle window.

#### BATHROOM

A luxurious bathroom incorporates a four piece suite which includes a large walk-in shower, WC, pedestal wash basin and a fabulous free standing roll top bath. There is decorative panelling and a dormer window with shutters.

#### BEDROOM 1

A charming room with beams, a built-in cupboard, original fireplace, and staircase rising to the second-floor dressing/loft area.

### DRESSING AREA/LOFT ROOM

With Velux window offering stunning views of the Humber Bridge and the village church.

### OUTSIDE

At the front, a small walled forecourt garden adds kerb appeal. A private side driveway offers off-road parking and leads to a south-facing brick-set rear terrace garden with a garden shed and fenced boundaries

### 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.

GLAZING - The property has the benefit of single glazed units.

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

### TENANCY INFO

A minimum of 12 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 (£275.76). 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.

### VIEWINGS

Strictly by appointment with the sole agents.

### AGENT 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: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100















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