



MANOR FARM
Nunburnholme



GSC GRAYS

PROPERTY • ESTATES • LAND

MANOR FARM

Nunburnholme, York, YO42 1QY

An impressive modernised detached country property situated on the Warter Priory Estate in the village of Nunburnholme.

The property has accommodation briefly comprising; entrance hall, kitchen/diner, utility room, service rooms, reception room, shower room and a further reception room or potential bedroom.

To the first floor there is a master bedroom with en-suite and dressing room, two further bedrooms and a family bathroom.

Externally there is a garden, spacious patio area and outside store/bar which offers excellent space for summer entertaining. Manor Farm also includes approximately 5 acres of grassland, two buildings, including stabling.

Manor Farm is available to let immediately.



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Situation and Amenities

Manor Farm is situated within the rural village of Nunburnholme, and is approximately two miles from Warter village, which benefits from a local primary school, community centre and restored, formerly redundant, St James' Church.

Manor Farm is within easy reach of the well-established market towns of Pocklington (approximately 3.8 miles) and Market Weighton (4.7 miles), which offer traditional weekly markets, local and national retailers, state and private educational opportunities at primary, secondary and sixth form level, public houses and restaurants, and leisure opportunities. The property is situated approximately 17 miles from the city of York which offers further opportunities and amenities, including York railway station which is on the east coast mainline.





Accommodation

Entrance hall leads to the ground floor accommodation. The kitchen is an impressive light and spacious kitchen/dining/living room with fitted wall and base units, integrated ovens, fridge and freezers and sink with Quartz worktops. The kitchen benefits a large island and breakfast bar, with integrated hob, hidden extractor and two undercounter wine coolers. The kitchen is tiled with underfloor heating and a log burning stove. The room offers a fantastic family room, coupled with the bifold doors and large patio courtyard area making the room ideal for inside/outside entertaining. The utility with fitted wall and floor units, sink unit with Quartz worktop, window to front elevation, space for the following appliances: washing machine and tumble dryer with access to a reception room which will be an ideal space for a study or snug, with door leading to external courtyard and window on the front aspect providing natural light. In the reception area there are stairs leading to the first floor and opening through into a further reception room or additional bedroom and ground floor shower room with tiled walls and flooring, WC, double wash hand basin unit and double shower. The second reception room/ possible bedroom is spacious with wooden flooring and western outlook. Door leading to porch which has tiled flooring.

The first floor landing with doors to three bedrooms and a family bathroom. The master bedroom offering outlook to the front and rear, benefiting from a modern en-suite comprising of shower, WC and double wash hand basin unit and dressing room. Two further double bedrooms which overlook the front garden and drive, and a spacious pink tiled family bathroom with roll top bath, double wash hand basin unit and WC with tiled flooring.

Externally Manor Farm is accessed through electric gates, via a swooping private gravel drive, with ample on site parking to the rear. The property benefits from a pergola, enclosed patio courtyard area, outside store/bar, lawned garden to the front elevation and grassed area to the sides. Manor Farm also includes the letting of an open fronted portal framed building and a further building fitted with three Monarch stables and the ability to install two more, wash down area and tack room. The letting also includes approximately 5 acres of grassland which can be temporarily divided into enclosed paddocks by the incoming tenants, subject to approval from the landlord.



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Terms and Conditions

The property shall be let unfurnished by way of an Assured Shorthold Tenancy or Common Law Tenancy for an initial term of 12 months at a rental figure of £2,950 per calendar month, payable in advance by standing order. In addition, a deposit of £3,400 shall also be payable prior to occupation.

Holding Deposit

Before your application can be fully considered, you will need to pay to us a holding deposit equivalent to one weeks' rent for the property you are interested in. Once we have your holding deposit, the necessary paperwork should be completed within 15 days or such longer period as might be agreed.

If at any time during that period you decide not to proceed with the tenancy, then your holding deposit will be retained by our firm. By the same token, if during that period you unreasonably delay in responding to any reasonable request made by our firm, and if it turns out that you have provided us with false or misleading information as part of your tenancy application or if you fail any of the checks which the Landlord is required to undertake under the Immigration Act 2014, then again your holding deposit will not be returned. It will be retained by this firm.

However, if the Landlord decides not to offer you a tenancy for reasons unconnected with the above then your deposit will be refunded within 7 days. Should you be offered, and you accept a tenancy with our Landlord, then your holding deposit will be credited to the first months' rent due under that tenancy.

Where, for whatever reason, your holding deposit is neither refunded nor credited against any rental liability, you will be provided with written reasons for your holding deposit not being repaid within 7 days.

References

The landlords agent will take up references through a referencing agency. The obtaining of such references is not a guarantee of acceptance.

Insurance

Tenants are responsible for the insuring of their own contents.

Smoking and Pets

Smoking is prohibited inside the property.

Pets shall not be kept at the property without the prior consent of the landlord.

Services and Other Information

Mains electric and water, private drainage and air source heating.

Local Authority and Council Tax

East Riding of Yorkshire Council Tel: (01482) 393939

For Council Tax purposes the property is banded D.

Viewings

Strictly by appointment with the agent, GSC Grays Tel: 01377 337180.

Particulars and Photographs

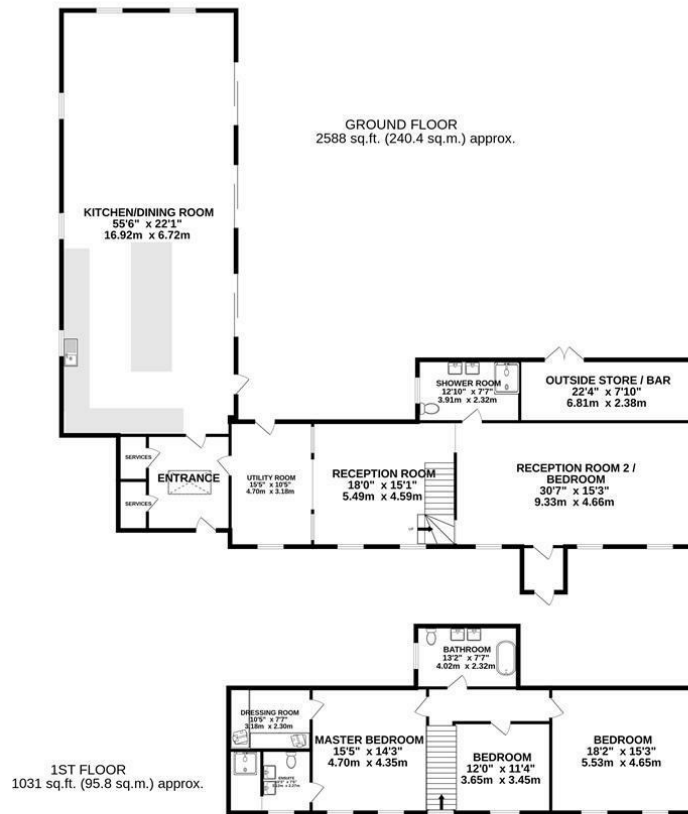
Particulars written May 2024.

Photographs taken November 2023.

Disclaimer

GSC Grays gives notice that:

1. These particulars are a general guide only and do not form any part of any offer or contract.
2. All descriptions, including photographs, dimensions and other details are given in good faith but no warranty is provided. Statements made should not be relied upon as facts and anyone interested must satisfy themselves as to their accuracy by inspection or otherwise.
3. Neither GSC Grays nor the vendors accept responsibility for any error that these particulars may contain however caused.
4. Any plan is for guidance only and is not drawn to scale. All dimensions, shapes, and compass bearings are approximate and should not be relied upon without checking them first.
5. Nothing in these particulars shall be deemed to be a statement that the property is in good condition, repair or otherwise nor that any services or facilities are in good working order.
6. Please discuss with us any aspects that are important to you prior to travelling to the property.



TOTAL FLOOR AREA : 3897sq.ft. (362.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	67
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



DISCLAIMER NOTICE:

PLEASE READ: GSC Grays gives notice to anyone who may read these particulars as follows:

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