



The Lodge, Lings Farm, Lings Road, York
Road,
Bishop Burton, HU17 7RU

TO LET £1,600 Per Calendar Month



TUCKED AWAY and set back from the road and just outside of the PICTURESQUE village of BISHOP BURTON is this beautiful HIDDEN GEM in the heart of countryside with breath-taking views to all sides of the lodge. Featuring both old and new, this unfurnished THREE BEDROOM DETACHED BUNGALOW benefits from rustic VAULTED BEAM CEILINGS, WOOD BURNING STOVES, stunning contemporary open-plan interior and quality fixtures & fittings that can be seen in each and every room. This home offers a WARM and INVITING feel throughout especially with the benefit of UNDER FLOOR HEATING. The accommodation comprises of the following dining room, generous lounge, bespoke fitted kitchen with living area, UTILITY room, boiler room and three GOOD SIZE BEDROOMS all having an ENSUITE SHOWER ROOM. Externally the property cannot disappoint with GARDENS AND VIEWS surrounding the property, large lawn area, OUTBUILDING and a gravelled DRIVE AREA providing ample parking.

DEPOSIT REQUIRED £1845. HOLDING DEPOSIT £365. COUNCIL BAND B. AVAILABLE THIS MONTH

RENT £1,600 Per Calendar Month | DEPOSIT £1,845 | AVAILABLE FROM
21st April 2025

East Yorkshire Council BAND: B



THE ACCOMMODATION COMPRISES:-

DINING ROOM

5.5m x 3.89m

Solid wood front entrance door leading in, large walk in bay window, recessed spotlights, carpet flooring, radiator, feature log burner in a tiled surround and hearth with wooden mantel.

LIVING ROOM

6.17m x 5.84m (20'2" x 19'1")

Generously size with natural light leading in from the front and side facing double glazed windows. French doors leading to the rear patio area, carpet flooring, recessed spotlights, radiators and an open fire place within a decorative wooden and tiled surround and hearth. Telephone point.

BREAKFAST KITCHEN

10.85m x 5.03m (35'7" x 16'6")

Bespoke country kitchen perfect for entertaining with vaulted ceiling, cream wall and floor units, part tiled splash back, tiled floor with under floor heating, Aga, American style fridge freezer, integrated dishwasher, sink with mixer tap and drainer, under cupboard lighting, spotlights, electric hob and oven. Central Island.

Double doors leading to the rear garden with stunning views and double glazed windows to the side elevation.

INNER HALL

Double door to the rear, part wood and part tiled flooring, Velux window and radiator.

UTILITY ROOM

2.50m x 3.50m (8'2" x 11'5")

Plumbing for a washing machine, space for a tumble dryer, Belfast sink with mixer tap, cream base units with dark work surfaces, tiled floor with under floor heating, storage shelves and a door to the side.

STORE ROOM

With the hot water cylinder, boiler, tiled flooring, Velux window and window to rear. Shelving and recessed ceiling lights.

BEDROOM THREE

3.55m x 3.85m (11'7" x 12'7")

Spacious bedroom with a double glazed window to the front elevation, carpet flooring, ceiling coving, radiator, telephone and Tv point and door leading to..

EN-SUITE BATHROOM

3.32m x 3.31m (10'10" x 10'10")

With part tiled walls and tiled flooring, walk in shower, roll top bath with chrome mixer tap and shower head attachment, wash hand basin, WC, wall mounted heated towel rail and bathroom cabinet, radiator, double glazed window to the side elevation wooden flooring and recessed spot lights.

BEDROOM TWO

5.31m x 3.91m (17'5" x 12'9")

Carpet flooring with under floor heating, tv and telephone points, double glazed window to the rear and side elevation with stunning open views of the countryside. Door leading to...

EN-SUITE SHOWER ROOM

Fully tiled walls and tiled floor with underfloor heating, WC, wash hand basin, walk in shower, cupboard, wall mounted heated towel rail and recessed spot lights.

BEDROOM ONE

4.18m x 5.58m (13'8" x 18'3")

Another generous sized double bedroom with double glazed windows to the rear elevation with open views of the large rear garden and carpet flooring with under floor heating. Walk in wardrobe.

Door leading to...

EN-SUITE BATHROOM

Tiled walls and tiled floor with underfloor heating, WC, wash hand basin, roll top bath with chrome mixer tap and shower head attachment, walk in shower, cupboard, wall mounted heated towel rail, double glazed window to the side elevation and recessed spot lights.

OUTSIDE

To the front of the property is a grand pebbled area with parking for ample vehicles. To the rear of the property is a large private plot with a paved patio area running along the rear of the property and perfect to enjoy the peace and tranquility from the seating area and leading to large lawn with mature trees and hedged borders.

There is a outbuilding for storage.

ADDITIONAL INFORMATION:-

DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

REFERENCES

We use Rightmove to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, will be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent

SERVICES

The property is on oil and electricity. There is a septic tank which is taken care of by the landlord.

The electricity meter is a shared meter and situated on site and payable quarterly to the landlord on usage. The landlord to explain this.

All other utility bills are to be organised by the tenant with the utility companies.

APPLIANCES

No appliances have been tested by the agents.

BROADBAND AND MOBILE PHONE COVERAGE

The Ofcom website suggests there is a maximum download speed of 1 Mbps is available at this postcode HU17 7RU. Mobile phone coverage for voice calls is available from EE & 3, Vodaphone and O2 which is limited. The checker results are predictions and should not be regarded as guaranteed.

The landlord will explain the coverage when doing any viewings.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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		

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
 The Pavilions
 Bridgewater Road
 Bristol
 BS99 6AA
 Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,
 Estate Agents,
 Lettings Agents &
 Auctioneers

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