

# 2, Mill Rise, North Ferriby, HU14 3PW TO LET £1,350



Located in the highly desirable village of Swanland. This attractive four-bedroom link detached home offers spacious and comfortable family living in a peaceful residential setting. The property features a private driveway and an attached garage. The ground floor includes a bright spacious sitting room that leads seamlessly into the dining room, creating an ideal space for relaxing or entertaining. The large kitchen is well arranged with ample storage and a practical layout for everyday use.

Upstairs, the accommodation comprises four generous bedrooms along with a modern family bathroom.

Outside, the private rear garden offers a paved patio seating area leading to a lawned garden with hedge boundaries and established shrub borders, westerly facing creating a private and inviting outdoor space for families to enjoy.

Situated close to excellent local schools and village amenities, this home presents a fantastic opportunity to enjoy the convenience and charm of Swanland living.

RENT £1,350 | DEPOSIT £1,550 | AVAILABLE FROM East Riding of Yorkshire BAND: D



ZOOPLO



Swanland is an attractive and sought-after village nestled in the gently rolling countryside of the East Riding of Yorkshire. Known for its peaceful ambience and strong sense of community, the village offers a perfect blend of rural charm and modern convenience. At its heart is calming central pond the hub of the local community, surrounded by well-kept homes, independent shops, a popular pub, and essential amenities. Excellent primary schooling, easy access to nearby secondary schools, and convenient transport links to Hull, Beverley, and major road networks make Swanland a particularly desirable location for families and professionals alike. Offering scenic walks, open green spaces, and a welcoming atmosphere, Swanland is a place where quality of life truly stands out.

# THE ACCOMMODATION COMPRISES

# **ENTRANCE HALL**

5.44 x 2.01 (17'10" x 6'7")

PVC front entrance door, radiator, understairs cupboard, stairs leading to first floor.

#### CLOAKROOM/WC

1.64 x 0.89 (5'4" x 2'11")

Low flush WC, Pedestal wash hand basin, window to front elevation.

# THROUGH LOUNGE/DINING ROOM

8.41 (max) x 3.36 (max) (27'7" (max) x 11'0" (max)) Window to rear elevation & side. Feature fire surround, mantle and hearth with inset coal effect gas fire, two radiators, coving, archway to dining room.

# **DINING ROOM**

Radiator, ceiling coving, PVC patio doors leading to garden.

#### **KITCHEN**

4.66 x 3.36 (max) (15'3" x 11'0" (max))

Fitted with a range of wall and base units comprising of complimentary work surfaces, composite single drainer sink unit, eye level double oven, gas hob, with extractor hood over, plumbed for automatic washing machine, space for a fridge freezer, radiator, wall mounted boiler - PVC rear entrance door.

#### FIRST FLOOR LANDING

With airing cupboard, radiator and loft hatch.

# **BEDROOM ONE (MASTER)**

3.54 (to wardrobes) x 3.44 (11'7" (to wardrobes) x 11'3")

Spacious room with a range of fitted wardrobes to one wall, matching dressing table and bedside unit, radiator. Window to front elevation.

#### **BEDROOM TWO**

3.91 x 3.04 (12'9" x 9'11")

Radiator. Window to rear elevation.

# **BEDROOM THREE**

3.79 (to wardrobes) x 2.80 (12'5" (to wardrobes) x 9'2")

Good size double room with built in cupboards to one wall, window to rear elevation, radiator.

# **BEDROOM FOUR**

2.40 x 2.35 (7'10" x 7'8")

Radiator. Window to rear elevation.

#### **BATHROOM**

2.87 x 2.64 (9'4" x 8'7")

Modern three piece white suite: comprising of P shaped panel bath with shower over and glazed shower screen, low flush WC, vanity sink unit with drawers under. Chrome ladder radiator, ceiling spot lights, tiled walls.

# **OUTSIDE**

Large rear garden offering privacy with a westerly aspect. Paved patio seating area leading to the lawn with hedge boundaries and established shrub boarders. Garden shed. Side access via pedestrian gate.

# **GARAGE**

Attached garage.

#### **ADDITIONAL INFORMATION**

See Marketing Agent.

# SERVICES

Mains Water, Gas, Electricity and Drainage.

#### **APPLIANCES**

No appliances have been tested by the Agent.



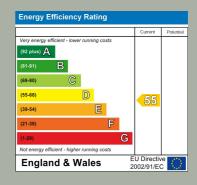


# clubleys.com









#### **OPENING HOURS**

# **DEPOSIT PROTECTION SCHEME**

Deposit will be required, the amount is stated in the main property description. The deposit for this

The Pavilions 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 checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be will be refunded.

# **AGENTS NOTES**

survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors, Estate Agents, Lettings Agents & Auctioneers

1 Toft Court, Skillings Lane, Brough, East Yorkshire, **HU15 1BA** 01482 662211 brough@clubleys.com www.clubleys.com

