



West Hill Farm Elstronwick, East Yorkshire, HU12 9BP

LEONARDS

SINCE 1884

- Detached Farmhouse
- Superb Kitchen With 'Aga'
- Paddock 4.5 Acres Approx
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- Four Double Bedrooms
- Family Bathroom
- Excellent Parking

- Three Receptions. Double glazing
- Oil Central Heating System
- EPC - E

FANTASTIC DETACHED FARMHOUSE-FOUR DOUBLE BEDROOMS- THREE RECEPTION ROOMS.

Set in a lovely rural location this offers superb accommodation. With double glazing and oil central heating and comprising of a main entrance hall, two side halls, sitting room, drawing room, dining room, farmhouse style kitchen, utility room, WC, study, rear entrance lobby and rear hallway to the ground floor. To the first floor are four double bedrooms- two with fitted wardrobes, family bathroom with a four piece suite and a shower room. Ample parking to the front of the property , extensive lawn areas, adjoining paddock * and great views of the countryside.

*Please note: The property will be available under two separate tenancies, the house, gardens and immediate adjoining outbuilding will be available by way of a traditional Assured Shorthold Tenancy for an initial six month term. The paddock will be let on a Common Law Grazing Agreement again for an initial six month term - to be discussed further if interested to advise on cost.

£1,500 Per Calendar Month



Location
Elstronwick is a village and civil parish in the East Riding of Yorkshire, England, in an area known as Holderness. It is situated approximately 3.5 miles north-east of the town of Hedon and 1.5 miles north-west of the village of Burton Pidsea. To locate the property it is off Honey Pot Lane and then Vickerman Lane, Elstronwick.

Ground Floor

Entrance/ Main Entrance Hall

17'11" x 7'10" (5.46 x 2.39)
Entrance: Enter via a double glazed door into the entrance hall.
Entrance Hall: carpeted. A uPVC double glazed window. Door leading into a side hall. Telephone point. Further doors leading into the kitchen and study.

Side Hall (1)

9'4" x 3'9" (2.84 x 1.14)
Carpeted. A uPVC double glazed window. Internal picture window into the study. Internal door leading into the utility room.

Utility Room

9'1" x 6'3" (2.77 x 1.91)
A uPVC double glazed window. Stainless steel sink unit with mixer tap. Work surfaces. Internal door leading into the WC. Wall mounted electric heater. Free standing boiler. Gloss base units. Plumbing for an automatic washing machine. Tiled splash back areas.

WC

Comprising of a low level flush WC.

Study

14'5" x 6'9" (4.39 x 2.06)
Wall mounted electric heater. Spotlights. Carpeted. Fixed shelving units.

Farmhouse Style Kitchen

15'7" x 14'10" (4.75 x 4.52)
Fantastic newly fitted kitchen comprising of bespoke base, wall and drawer units with wood effect work surfaces. Separate island with cupboards and drawer units beneath. Induction hob with modern angled extractor hood over. Built in electric oven and microwave. One and half stainless steel sink unit with mixer tap over. Aga cooker with spotlights above. Single radiator. Space for a dishwasher under the work surfaces. Under stairs storage area. There are uPVC double glazed windows and beams to the ceiling. Tiled splash back areas. Door leading into a further side hall.

Side Hall (2)

Carpeted staircase leading to the first floor accommodation. Internal doors leading into the rear entrance lobby and sitting room.

Rear Entrance Lobby

A uPVC double glazed door leading outside. Single radiator. Double sliding doors providing a cloak area behind.

Sitting Room

14'7" x 14'6" (4.45 x 4.42)
A uPVC double glazed window. Carpeted. Wooden seat giving great views of the nearby countryside. Single radiator. A striking wooden feature fire surround with marble back plate and hearth and an open grate. Internal door into the drawing room. Further door providing access into the rear hallway.

Drawing Room

16'9" x 14'9" (5.11 x 4.50)
There is a uPVC double glazed window. Double radiator. Carpeted. A uPVC double glazed port hole. There are also uPVC double glazed French doors with side lights.

Rear Hallway

A uPVC double glazed window. Cloakroom. Second stair case leading to the first floor accommodation. Carpeted. Door into the dining room.

Dining Room

15'3" x 14'5" (4.65 x 4.39)
There are uPVC double glazed windows. Carpeted. Wonderful centrepiece wood burner on a stone hearth. Single radiator.

First Floor Landing

Accessed from the rear hallway. Doors leading into two bedrooms.

Bedroom One

15'7" x 14'5" (4.75 x 4.39)
Two uPVC double glazed windows. Fitted wardrobes. Carpeted. Single radiator.

Bedroom Two

14'10" x 14'8" (4.52 x 4.47)
Two uPVC double glazed windows. Carpeted. Single radiator. Cupboards behind fitted doors.

First Floor Landing

Accessed from the side hall (2) off the kitchen. Door leading into all rooms.

Bedroom Three

14'9" x 14'9" (4.50 x 4.50)
There are two uPVC double glazed windows. Carpeted. Single radiator.



Bedroom Four

144" x 137" (4.37 x 4.14)
A uPVC double glazed window. Carpeted. Single radiator. Fitted wardrobes, cupboards, dressing table with drawer units and a bookcase.

W C

Picture window into the shower room. Low level flush WC.

Shower Room

54" x 47" (1.63 x 1.40)
A uPVC double glazed window. Superb shower room with a large walk in shower enclosure and plumbed in shower, vanity unit with sink inset and mixer tap. Heated towel radiator. Fully tiled walls.

Family Bathroom

13'3" x 7'8" (4.04 x 2.34)
Modern fitted bathroom incorporating a four piece suite, including a panel bath with mixer tap and shower fitment, separate double shower enclosure with an electric shower vanity unit with sink inset and mixer tap and a low level flush WC. Tiled splash back areas. Vent. Wall mounted electric heater and a heated towel radiator. Spotlights.

External

Private drive leading up the property providing ample parking. Raised block paved patio area and extensive lawn areas surrounded by great views of the nearby countryside.

Double Garage

Double garage with electric supply.

Adjoining Paddock

Approximately 4.5 acre paddock. The paddock will be fenced and has a water supply. (Can be discussed if to be included or excluded from let)

Services

The mains service water and electric are connected, the property having oil fired central heating system to panel radiators. There is a septic tank.

Outgoings

From Internet enquiries with the Valuation Office Website the property has been placed in Band F for Council Tax purposes, Local Authority Reference number ELS031860040. Prospective tenants should check this information before making any commitment to take up references or a lease of the property.

Tenancies

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Energy Performance Certificate

The current energy rating on the property is E(40)

Viewing

Strictly through the sole agents Leonards (01482) 375212/330777.

Valuation/Market Appraisal

Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

References & Security Bond

Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£1500) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £1730.76 which will be payable on the tenancy start date together with the first month's rent of £346.15. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

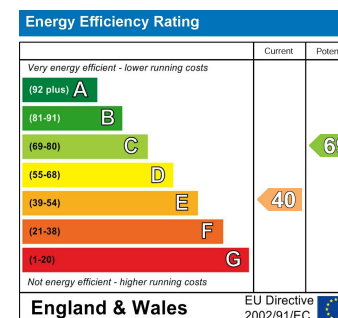
Tenure

The tenure of this property is Freehold





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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: Where stated, these approximate room sizes or any stated areas are only intended as general guidance. 4. White Goods & Electrical Appliances: Where these are left in the property these can be used, however should any items require repair, or be beyond repair, the Landlord does not undertake to pay for repairs or to replace the items, except those which the Landlord is required to do by law. 5. Photographs: These may have been taken using a wide angle lens which also has the potential to make rooms look larger and may be representative of the property's accommodation historically and therefore viewing of the property is recommended before committing to being referenced and taking up a tenancy. 6. Leonards for themselves and their landlords of this property, whose agents they are give, notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective tenant. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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