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2 Carr Farm House Cottages, Main Road, Flinton, East

- LARGE FAMILY HOME
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2 Carr Farm House Cottages, Main Road, Flinton, East Yorkshire,

Situated in Flinton, East Yorkshire, this 3 bedroom home offers an attractive living space with beautiful views of fields to the front. Having 3 good sizes bedrooms, two well sized living spaces alongside a generous kitchen and downstairs W.C..

The property has just undergone thorough improvement to include decoration throughout as well and new carpet. To the front you have a lawned space with low picket fence, shared driveway and parking with one other property, outhouse for storage and garage.

Get in touch with Leonards today to arrange your viewing on 01482 375212.

External

To the front of the property you have an area laid with lawn, low picket fence to surround and a shared driveway. The property benefits from two storage outhouses, shared parking and a rear gated patio area.

Entrance Hallway

Entering the property you are met with a hallway, off the hallway you have; Lounge, Sitting Room, Kitchen, staircase to the First Floor and W.C..

Lounge

The lounge offers spacious living with hard flooring, fuel burner enclosed within wall opening, window to the front and radiator.

Sitting Room

Another great room with hard floor, window to the front and radiator.

Kitchen

To the rear of the property you will locate a great sized kitchen with a range of wall and base units, integrated oven, hob, extraction fan, sink inset with mixer and tiled splashback. You have the added benefit of a well sized pantry and two windows to the rear of the property.

W.C.

A great addition to any home, situated on the ground floor you have a W.C., hand basin, radiator and window to the side.

Landing

Access to all three bedroom and Bath/Shower Room

Bedroom One

Large Bedroom with feature fireplace, window to front and radiator.

Bedroom Two

Another great sized Bedroom with window to the front and radiator.

Bedroom Three

Bedroom with a window to the rear, feature fire place and radiator.

Bath/Shower Room

A large space offering; bath with mixer taps, hand basin, low flush W.C.. shower cubicle with shower, frosted window to the rear and radiator.

Garage

To the rear of the property you have communal parking with one other property. You also have a garage offering use for parking of a car or storage.

Tenure

The tenure of this property is Freehold.

Tenant Outgoings

From internet enquiries with the Valuation Office website the property has been placed in Band C for Council Tax purposes. Local Authority Reference Number HUM032280031. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

Services

The mains services of water and electric are connected and oil central heated. None of the services or appliances including boilers, fires and any room heaters have been tested.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

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 (£201.92) 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 £1,009.61 which will be payable on the tenancy start date together with the first month's rent of £875. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

Viewings

Strictly through the sole agents Leonards 01482 375212

Energy Performance Certificate

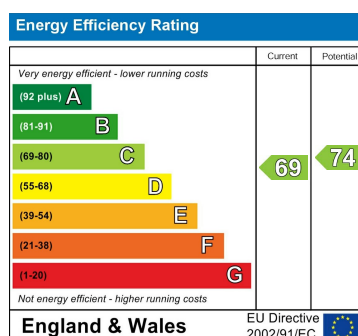
The current energy rating on the property is TBC - AWAITING RESULTS



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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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