

CLUBLEYS



Manor House, Main Street,  
Skirpenbeck, YO41 1HF  
TO LET £1,900 Per Calendar Month



CHARACTER LARGE DETACHED FARMHOUSE IN A SOUGHT AFTER VILLAGE!

Clubleys are delighted to offer to the rental market this character farmhouse located in the highly sought after village of Skirpenbeck.

The ground floor accommodation comprises a welcoming entrance hall, drawing room with open hearth and French windows to the garden, dining room with French windows, large kitchen diner, pantry, utility, cloakroom, playroom or fifth bedroom. To the first floor lies four double bedrooms with the master benefitting from an ensuite and a family bathroom.

Externally the property offers ample off road parking and lies in approximately 0.8 acres of lawned gardens and useful outbuildings.

Available now. Deposit required £2190. Holding deposit £438. Part furnished available.

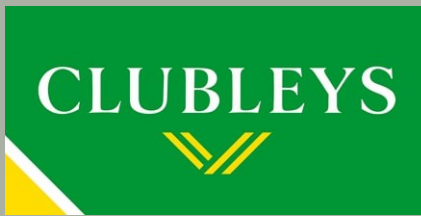
RENT £1,900 Per Calendar Month | DEPOSIT £2,190 | AVAILABLE FROM 17th  
September 2024

East Riding Of Yorkshire Council BAND: D

rightmove 

[www.clubleys.com](http://www.clubleys.com)

ZOOPLA



#### ENTRANCE HALL

5.48m x 1.75m (17'11" x 5'8" )

Window to the rear elevation, four panel timber front entrance door with two coach lamps, galleried staircase to the first floor accommodation with under stairs open storage space and carpet, two overhead lights, timber laminate flooring, telephone point, two power points and radiator. Doors to drawing room, dining room and kitchen.

#### DRAWING ROOM

6.33m x 4.00m (20'9" x 13'1" )

Windows to the front and rear elevation. French doors to the side elevation with exterior floodlight.

Brick feature open hearth fire with timber mantelpiece, 5kw Charmwood wood burning stove, two radiators, two overhead lights, twelve power points, TV aerial point, two telephone points.

#### DINING ROOM/OFFICE

4.63m x 3.13m (15'2" x 10'3" )

Glazed double doors from hallway and French doors to the front elevation with exterior floodlight above.

Double radiator, eight power points, two overhead lights, Broadband telephone point and timber laminate flooring.

#### KITCHEN

6.50m x 3.80m (21'3" x 12'5" )

Windows to side and rear elevation.

Double radiator, brick pillared recess and high timber mantel providing oven space with extractor fan and light over, a range of floor and wall units, working surfaces, sink unit, white tiled splashbacks, space for dishwasher, twelve power points, water stop tap, TV aerial point, telephone point and tiled flooring.

#### PANTRY

2.23m x 1.50m (7'3" x 4'11" )

Overhead strip light, fuse board, two power points, tiled flooring and a set of five timber shelves on metal runners.

#### REAR UTILITY

4.10m x 1.57m (13'5" x 5'1" )

Timber back door incorporating a small window, loft access, oil boiler, base units, working surfaces, kitchen sink, plumbing for washing machine, white tiled splashback, overhead strip light, four power points, single radiator and tiled flooring.

#### CLOAKROOM

2.20m x 1.15m (7'2" x 3'9" )

Fitted suite comprising WC, wash hand basin with white tiled splashback, extractor fan, overhead light, radiator and three wooden shelves.

#### OFFICE/PLAY ROOM/BEDROOM FIVE

4.05m x 3.95m (13'3" x 12'11" )

Window to the side elevation.

Brick feature wash house fireplace with blocked off flue, loft access, airing cupboard housing hot water cylinder, six power points, double radiator and overhead light.

#### FIRST FLOOR LANDING

Window to the rear elevation.

Spacious landing surrounding galleried stairwell, exposed timber beam, loft access, double radiator, two overhead lights and two power points.

#### MASTER BEDROOM

6.32m x 4.34m (20'8" x 14'2" )

Two windows to the rear elevation.

Double radiator, two exposed timber beams, twelve power points, telephone point, TV aerial point and two overhead lights.

#### ENSUITE BATHROOM

2.01m x 2.38m (6'7" x 7'9" )

Window to the front elevation.

Exposed timber beam, bath with shower over with folding shower screen

and white tiled splashback, WC, wash hand basin, shaver light, extractor fan and double radiator.

#### BEDROOM TWO

3.84m x 3.36m (12'7" x 11'0" )

Window to the front elevation.

Exposed timber beam, double radiators, eight power points and overhead light.

#### BEDROOM THREE

3.81m x 3.03m (12'5" x 9'11" )

Window to the front elevation.

Exposed timber beam, double radiators, eight power points and overhead light.

#### BEDROOM FOUR

3.83m x 3.34m (12'6" x 10'11" )

Window to the front elevation.

Exposed timber beam, double radiators, eight power points and overhead light.

#### FAMILY BATHROOM

3.16m x 1.81m (10'4" x 5'11" )

Window to the front elevation.

Two exposed timber beams, fitted suite comprising bath with shower over with folding shower screen and white tiled splashback, WC, wash hand basin, shaver light, extractor fan and radiator.

#### EXTERNAL GROUNDS

In all about 0.8 of an acre. Parking areas extend to three sides of the house with gravelled finish, beyond which the garden areas include lawns and some shrubs and a large number of trees (including walnut, edible cherry, greenage, two apple trees, damson) small spinney and an old brick and pantile outside two holer privy with adjoining covered ashpit under a pantile roof.

#### ADDITIONAL INFORMATION

##### APPLIANCES

None of the above appliances have been tested by the Agent.

##### 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 landlord.

If the landlord decides not to proceed, then the holding deposit would be refunded.

##### DEPOSIT PROTECTION SCHEME

A 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: 0844 4727000


##### REFERENCES

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







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

## OPENING HOURS

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

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The Pavilions  
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Tel: 0330 3030030

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## 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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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