

CLUBLEYS



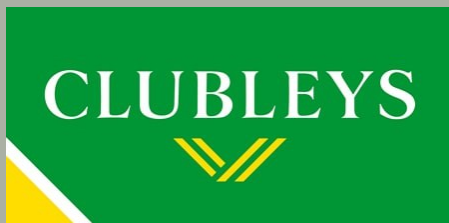
76, Plantation Drive,
North Ferriby, HU14 3BB
TO LET £750 Per Calendar Month



NORTH FERRIBY is an established VILLAGE surrounded by beautiful countryside. The village has its own PRIMARY SCHOOL with provision for secondary schooling at South Hunsley School in Welton and a variety of local shops, RAIL STATION and further amenities are nearby. The recently REFURBISHED accommodation comprises entrance hallway, newly fitted kitchen and cloakroom, living room, dining room, three bedrooms and a newly fitted bathroom. There are good size gardens to the front and rear with a side driveway leading to a single brick detached garage. REFERENCE AND TENANCY FEES APPLY. AVAILABLE NOW, PETS AT LANDLORD DISCRETION / NON SMOKERS, BOND £800

RENT £750 Per Calendar Month | DEPOSIT £860 | AVAILABLE FROM 17th
August 2026

East Yorkshire Council BAND:



North Ferriby is an established village surrounded by beautiful countryside yet conveniently being situated within easy access to the A63 trunk road and thereby giving access to Hull or the M62 motorway. The village has its own Primary school with provision for secondary schooling at South Hunsley School in Welton and a variety of local shops, rail station and further amenities at hand in nearby villages of Brough, welton, Melton and Elloughton.

THE ACCOMODATION COMPRISES

ENTRANCE HALLWAY

PVC door leading in, cupboard housing meters, radiator. Stairs off.

LIVING ROOM

4.808 x 3.457 (15'9" x 11'4")

Decorative wooden fire surround housing electric pebble effect fire. Telephone and television points. Radiator.

DINING ROOM

4.810 x 3.075 (15'9" x 10'1")

Stone fireplace with timber mantel and stove. Radiator and laminate floor. Large sliding doors to the rear garden.

INNER LOBBY

Tiled flooring, chrome effect heated towel radiator. Door to rear garden.

CLOAKROOM

White low level wc, corner basin, tiled floor and partially tiled walls, chrome effect heated towel radiator. Wall mounted mirror and wall mounted combination gas central heating boiler.

KITCHEN

4.353 x 1.491 (14'3" x 4'11")

Newly fitted cream wall and floor units with complementary work surfaces incorporating stainless steel electric oven, 4 ring gas hob with chimney style extractor over and white sink unit. Partially tiled walls and tiled flooring. Space for a fridge and plumbed for washing machine.

FIRST FLOOR

LANDING

Hatch to loft. Radiator.

MASTER BEDROOM

3.531 x 3.453 (11'7" x 11'4")

Television point. Radiator.

BEDROOM TWO

3.950 x 3.114 (13'0" x 10'3")

Recessed wardrobe. Radiator.

BEDROOM THREE

2.860 x 2.181 (9'5" x 7'2")

Stairwell box. Radiator.

BATHROOM

Newly fitted white suite comprising low level wc, pedestal hand basin and panelled bath with tap attached shower and shower screen. Fully tiled walls and flooring and extractor.

OUTSIDE

GARDENS

There is a large enclosed rear garden with raised decking leading onto the lawn with mature borders and flowerbeds.

DETACHED GARAGE

The larger than average detached garage has and up and over door and power and light. Personal door to garden.

DRIVEWAY

Side driveway leading to the garage.

ADDITIONAL INFORMATION

SERVICES

Mains water, drainage, gas and electricity are connected to the property.

APPLIANCES

No appliances have been tested by the agent.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G	1	1
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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