



Ferriby High Road, North Ferriby, HU14 3LE
£2,000 Per Calendar Month



Platinum Collection

Ferriby High Road, North Ferriby, HU14 3LE

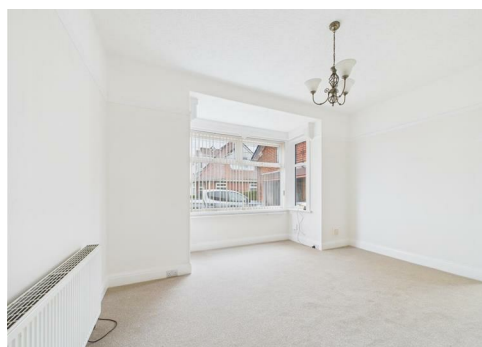
OFFERED UNFURNISHED - A spacious detached bungalow set within a fabulous plot, boasting extensive gardens to both the front and rear, offering privacy and excellent outdoor space for relaxing or entertaining. This versatile property provides well-planned accommodation including an entrance porch leading into a welcoming hallway, a lounge, separate dining room, fitted kitchen, and a snug which could also serve as a fourth bedroom. There is also a shower room, three further well-proportioned bedrooms, and a WC, making it ideal for a range of tenants seeking flexible living arrangements. Externally, the property benefits from a driveway providing ample off-street parking along with a detached double garage, adding further practicality and storage space.



Ferriby High Road, North Ferriby, HU14 3LE

Key Features

- OFFERED UNFURNISHED
- Detached Bungalow
- Fabulous Plot With Mature Gardens
- 3 / 4 Bedroom Accommodation
- 2 Reception Rooms
- Driveway & Double Garage
- Popular Location
- EPC = D
- Council Tax = F



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	62	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

ACCOMMODATION

GROUND FLOOR

ENTRANCE PORCH

ENTRANCE HALL

LOUNGE

With a bay window and fireplace having an electric fire.

DINING ROOM

With bay window to the side elevation.

KITCHEN

A fitted kitchen with units, worksurfaces, sink unit, oven, hob, extractor hood and fridge freezer.

SNUG/BEDROOM 4

A versatile room providing the option of a reception room or 4th bedroom, having a bay window.

BEDROOM 3

With fitted wardrobes.

BEDROOM 2

With fitted wardrobes.

BEDROOM 1

With fitted wardrobes.

WC

Positioned off bedroom 1.

SHOWER ROOM

With a three piece suite comprising WC, wash basin and shower.

OUTSIDE

GARDENS

Extensive gardens to the front and rear.

GARAGE

A detached double garage.

GENERAL INFORMATION.

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

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band F. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

VIEWINGS.

Strictly by appointment with the sole agents.

TENANCY INFO

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£461.53). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

AGENT NOTES.

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral



Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee: KC Mortgages £200: Solicitors: : Eden & Co £175 Hamers £100 Graham & Rosen Solicitors £125 Lockings Solicitors £100







Philip
Bannister
Estate & Letting Agents

Platinum Collection

58 Hull Road, Hessle, Hull, East Yorkshire, HU13 0AN
Tel: 01482 649777 | Email: info@philipbannister.co.uk
www.philipbannister.co.uk

