



## 28 Ferry Lane, Woodmansey, Beverley, East Yorkshire, HU17 0SE

- Executive Detached House
- Master Bedroom with En-suite
- Private South Facing Gardens
- Gas CH and UPVC Double Glaz
- EPC - B
- Four Double Bedrooms
- Electric PV Solar System
- Spacious Well Appointed Acco
- GARAGE
- Viewings Via Leonards - 01482 330777

**£1,495 Per Calendar Month**



512 Holderness Rd, Hull, East Yorkshire HU9 3DS

Tel: 01482 375212

E-mail: [info@leonards-property.co.uk](mailto:info@leonards-property.co.uk)

Website: [www.leonards-property.co.uk](http://www.leonards-property.co.uk)

59 Welton Road, Brough, East Yorkshire HU15 1AB

Tel: 01482 330777

E-mail: [brough@leonards-property.co.uk](mailto:brough@leonards-property.co.uk)

# 28 Ferry Lane, Woodmansey, Beverley, East Yorkshire, HU17 0SE

A well appointed 4 bed detached family house located in a tranquil setting yet conveniently placed for the city of Hull and also being close to the popular Market Town of Beverley. The property is of an individual character and provides spacious four bedroom accommodation with two bathrooms, private south facing gardens, parking and garage.

Viewings strictly via Leonards.

## Location

The property is situated on Ferry Lane within the popular village of Woodmansey which straddles the A1174 Hull Road, approximately 2 miles south of the popular Market Town of Beverley. The village offers a Primary School, Church, Public House and Village Stores.

## Accommodation

Open entrance porch to panel and glazed entrance door leading through to:

### Entrance Hall

With open balustrade staircase and under stairs storage cupboard, laminated floor covering, intruder alarm and glazed double doors opening through to:

### Lounge

Modern fireplace, granite inset and hearth with oak surround and overmantel.

### Kitchen/Breakfast Room

A spacious kitchen with a range or wall and base units, sink inset, freestanding fridge/freezer, range cooker with extraction hood. Access to Dining Room & Utility Room.

### Utility Room

Fitted with beech base and wall units with work surface over, plumbing for automatic washing machine and tumble dryer, access to integral garage and rear entrance door.

### Cloakroom

Having white suite comprising of low level W.C., pedestal wash hand basin with tile splash back and extractor fan.

### Dining Room

Approached through glazed double doors leading from the kitchen breakfast room, again with glazed double doors open through to:

### Sun Room

With glazed windows to all sides with French doors open to rear gardens.

### First Floor Landing

With loft hatch to partially boarded loft area, airing cupboard with immersion tank.

### Bedroom 1

Having south facing elevation leading through to:

### En-suite Bath/Shower Room

Comprising of four piece white suite including low level W.C., vanity wash basin with fitted cabinets, corner whirlpool bath and separate walk-in shower, the bathroom being tiled to both walls and floors.

### Bedroom 2

Having north facing elevation with dormer type window.

### Bedroom 3

Having north facing elevation with dormer type window.

### Bedroom 4

Having southern elevation.

### Study

With fitted range of desk and drawer units and dormer window.

### Bathroom

Comprising of three piece suite including; vanity wash basin with fitted cabinets, low level W.C., bath with mixer shower attachment and extractor unit.

### Outside

The property is approached through a gravel driveway leading to a parking area fronting an integral garage with electric up and over door, the garage housing the central heating boiler. There is a gated access to the east to side gardens leading to extensive south facing private gardens which are mainly laid to lawns with planted beds, paved patio area and garden gate giving access to footpath which runs along the nearby Barnston drain.

### Agents Notes on Application

Any electrical appliances left in the property are available for use, if so required, by the tenant(s). The landlord will not be responsible for either future repairs or renewals of these items.

### Tenure

The tenure of this property is Freehold

### Viewings

Strictly through the sole agents Leonards 01482 330777

### Tenant 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 W00030028000. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

### Services

The mains services of water, gas and electric are connected. 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>

roof mounted Solar PV system. (Feed In Tariffs (FIT's) reserved to the landlord.)

### 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 (£345) 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 £1,725 which will be payable on the tenancy start date together with the first month's rent of £1,495. The deposit will be registered with the Tenant Deposit Scheme. (TDS).

### High Rental Demand

Due to high levels of interest, we may not be able to respond to all enquiries or offer viewings to every applicant.

### Energy Performance Certificate

The current energy rating on the property is B

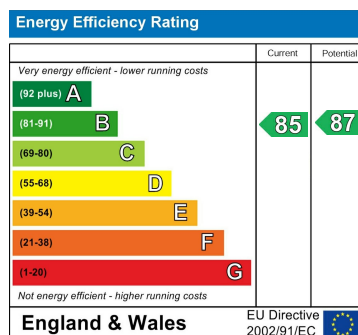
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1. Money Laundering Regulations 2003 & Immigration Act 2014 : Intending tenants and permitted occupiers will be asked to produce identification documentation as part of the referencing process. 2. General: While we endeavour to make our letting particulars 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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