

CLUBLEYS



2, Mill Rise,  
North Ferriby, HU14 3PW  
TO LET £1,350



Located in the highly desirable village of Swanland. This attractive four-bedroom link detached home offers spacious and comfortable family living in a peaceful residential setting. The property features a private driveway and an attached garage. The ground floor includes a bright spacious sitting room that leads seamlessly into the dining room, creating an ideal space for relaxing or entertaining. The large Kitchen is well arranged with ample storage and a practical layout for everyday use.

Upstairs, the accommodation comprises four generous bedrooms along with a modern family bathroom.

Outside, the private rear garden offers a paved patio seating area leading to a lawned garden with hedge boundaries and established shrub borders, westerly facing creating a private and inviting outdoor space for families to enjoy.

Situated close to excellent local schools and village amenities, this home presents a fantastic opportunity to enjoy the convenience and charm of Swanland living.

A deposit of £1,550 is required. A holding deposit of £310 be required to secure the property.

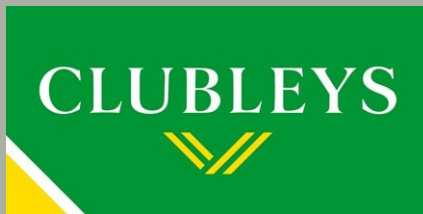
East Riding of Yorkshire Council Band: D

RENT £1,350 | DEPOSIT £1,550 | AVAILABLE FROM  
East Riding of Yorkshire BAND: D

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Swanland is an attractive and sought-after village nestled in the gently rolling countryside of the East Riding of Yorkshire. Known for its peaceful ambience and strong sense of community, the village offers a perfect blend of rural charm and modern convenience. At its heart is calming central pond the hub of the local community, surrounded by well-kept homes, independent shops, a popular pub, and essential amenities. Excellent primary schooling, easy access to nearby secondary schools, and convenient transport links to Hull, Beverley, and major road networks make Swanland a particularly desirable location for families and professionals alike. Offering scenic walks, open green spaces, and a welcoming atmosphere, Swanland is a place where quality of life truly stands out.

#### THE ACCOMMODATION COMPRISES

##### ENTRANCE HALL

5.44 x 2.01 (17'10" x 6'7")

PVC front entrance door, radiator, understairs cupboard, stairs leading to first floor.

##### CLOAKROOM/WC

1.64 x 0.89 (5'4" x 2'11")

Low flush WC, Pedestal wash hand basin, window to front elevation.

##### THROUGH LOUNGE/DINING ROOM

8.41 (max) x 3.36 (max) (27'7" (max) x 11'0" (max))

Window to rear elevation & side. Feature fire surround, mantle and hearth with inset coal effect gas fire, two radiators, coving, archway to dining room.

##### DINING ROOM

Radiator, ceiling coving, PVC patio doors leading to garden.

##### KITCHEN

4.66 x 3.36 (max) (15'3" x 11'0" (max))

Fitted with a range of wall and base units comprising of complimentary work surfaces, composite single drainer sink unit, eye level double oven, gas hob, with extractor hood over, plumbed for automatic washing machine, space for a fridge freezer, radiator, wall mounted boiler - PVC rear entrance door.

##### FIRST FLOOR LANDING

With airing cupboard, radiator and loft hatch.

##### BEDROOM ONE (MASTER)

3.54 (to wardrobes) x 3.44 (11'7" (to wardrobes) x 11'3")

Spacious room with a range of fitted wardrobes to one wall, matching dressing table and bedside unit, radiator. Window to front elevation.

##### BEDROOM TWO

3.91 x 3.04 (12'9" x 9'11")

Radiator. Window to rear elevation.

##### BEDROOM THREE

3.79 (to wardrobes) x 2.80 (12'5" (to wardrobes) x 9'2")

Good size double room with built in cupboards to one wall, window to rear elevation, radiator.

##### BEDROOM FOUR

2.40 x 2.35 (7'10" x 7'8")

Radiator. Window to rear elevation.

##### BATHROOM

2.87 x 2.64 (9'4" x 8'7")

Modern three piece white suite: comprising of P shaped panel bath with shower over and glazed shower screen, low flush WC, vanity sink unit with drawers under. Chrome ladder radiator, ceiling spot lights, tiled walls.

##### OUTSIDE

Large rear garden offering privacy with a westerly aspect. Paved patio seating area leading to the lawn with hedge boundaries and established shrub boarders. Garden shed. Side access via pedestrian gate.

##### GARAGE

Attached garage.

##### ADDITIONAL INFORMATION

See Marketing Agent.

##### SERVICES

Mains Water, Gas, Electricity and Drainage.

##### APPLIANCES

No appliances have been tested by the Agent.





| 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                                   | 55      |                            |
| (21-38) F                                   |         |                            |
| (1-20) G                                    |         |                            |
| Not energy efficient - higher running costs |         |                            |
| England & Wales                             |         | EU Directive<br>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 Surveyors,  
Estate Agents,  
Lettings Agents &  
Auctioneers

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