



Townend
Clegg & CO

CHARTERED SURVEYORS SINCE 1895

HIGH STREET FARMHOUSE,
HIGH STREET, BARMBY-ON-THE-MARSH, DN14 7HT
RENT £1,100 PCM





SITUATION

High Street Farmhouse, High Street, Barmby on the Marsh, Nr Howden, East Yorkshire, DN14 7HT is situated towards the western end of the village. Barmby on the Marsh is a rural village having a local village school and is situated approximately 4 miles west of Howden and access to the M62 at Junction 37.

DESCRIPTION

The property comprises a substantial 5 bedroom detached house having been modernised and containing:- Entrance hall, lounge, sitting room, well fitted kitchen, pantry/utility room, rear conservatory entrance, shower room, 5 bedrooms and fitted bathroom. The property has the benefit of gas fired central heating, PVCu double glazing and fitted carpets as detailed.

Large Brick-built Garage, off-road parking area, Brick-built Outbuildings, front garden and rear garden with patio.

ACCOMMODATION



ENTRANCE HALL

Containing central heating radiator, carpeting, light fitting and tiled floor.

LOUNGE 18' 8" x 13' 10" (5.69m x 4.22m) to extremes

Containing stone effect fire place with in-set gas coal effect fire, 3 central heating radiators, new fitted carpeting, 2 light fittings, large window and French doors with window blinds. Under stairs cupboard.

SITTING ROOM 13' 11" x 13' 11" (4.24m x 4.24m) to extremes

Containing tiled open fireplace, central heating radiator, fitted carpeting, light fitting, ceiling coving and window blind.



KITCHEN 17' 9" x 14' 0" (5.41m x 4.27m) to extremes

Containing a range of fitted units incorporating one and a half bowl stainless steel sink, 2 Lamona ovens, Lamona 4 ring electric hob with filtration hood over, integrated fridge, floor cupboards and drawers with work surface over. Matching wall cupboards, plumbed for an automatic washing machine and automatic dishwasher. Central heating radiator, tiled floor, ceiling lights and window blinds



PANTRY/UTILITY ROOM 8' 0" x 6' (2.44m x 1.83m)

Having a tiled floor.

REAR CONSERVATORY ENTRANCE 18' 4" x 8' 4" (5.59m x 2.60m) to extremes

Containing central heating radiator, cushioned floor covering and having entrance door the rear garden.

SHOWER ROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Leading off the conservatory and containing shower cubicle, hand basin and low flush W.C, cushioned floor covering and extractor fan.



SIDE ENTRANCE LOBBY

Having a new entrance door containing central heating radiator and giving access to the staircase having carpeting and light fitting leading to the landing with carpeting.

BEDROOM ONE (FRONT) 13' 11" x 10' 8" (4.24m x 3.25m)

Containing central heating radiator, fitted carpeting, window blinds and free standing wardrobe.



2ND BEDROOM (FRONT) 13' 11" x 10' 10" (4.24m x 3.3m)

Containing central heating radiator, fitted carpeting and window blind

3RD BEDROOM (FRONT) 10' 9" x 6' 8" (3.28m x 2.03m)

Containing fitted wardrobe and cupboards, central heating radiator, fitted carpeting and window blind

4TH BEDROOM (SIDE) 9' 9" x 8' 9" (2.97m x 2.67m)

Containing central heating radiator, fitted carpeting and window blind.



5TH BEDROOM (REAR) 12' 0" x 6' 5" (3.66m x 1.96m)

Plus wardrobe area and containing central heating radiator, vanity hand basin, fitted wardrobes, fitted carpeting and window blind.

BATHROOM 13' 11" x 7' 8" (4.24m x 2.34m) plus entrance area

Containing white suite of panelled bath, pedestal hand basin and low flush W.C. Corner shower cubicle. Heated towel rail radiator, central heating radiator and airing cupboard and cushioned floor covering.



OUTSIDE

Containing white suite of panelled bath, pedestal hand basin and low flush W.C. Corner shower cubicle. Heated towel rail radiator, central heating radiator and airing cupboard and cushioned floor covering.

OUTSIDE

Well laid out front and side garden with wrought iron single gate access from High Street.

Side vehicular driveway with wrought iron double gates giving access to off road parking for several vehicles.

LARGE BRICK BUILT GARAGE

33' 0" x 15' 0" (10.06m x 4.57m) internal
With direct access from High Street.

REAR GARDEN

With patio, pebbled area and flower beds.

NB The landlord will maintain the garden areas



BRICK BUILT OUTBUILDINGS

Old Wash House, Separate Store and 2 Separate Stores

SERVICES

Mains services of water, electricity, gas and drainage are installed.

The property has the benefit of a gas central heating system, via radiators, served by the new Logic Max Combi C35 boiler situated in the airing cupboard.

VIEWING

Should you wish to view this property or require any additional information, please ring our Howden Office on 01430 432211.

OUTGOINGS

It is understood that the property is in Council Tax D which is payable to East Riding of Yorkshire Council.

TERMS AND CONDITIONS

This property is to let, unfurnished, on a One Year Assured Shorthold Tenancy, which Tenancy can commence as soon as the Tenancy Agreement is signed. The rent required is £1100 per calendar month, payable in advance with the Tenant paying all outgoing including Council Tax.

A £1250 Bond is required to be payable at the commencement of the Tenancy which will be refunded at the end of the Tenancy if the property is left in a clean and tidy condition and the Tenant has fulfilled all of the Tenancy Conditions.

The property is available only to employed or retired parties. Written references are required. The Tenant is responsible for keeping the interior of the property in a clean and tidy condition. A Tenant who does not smoke is preferred and smoking is not allowed in the property. Pets are not permitted in the property.

Should you be interested in this property, please request an Application to Rent form from the Howden office.

HOLDING DEPOSIT PER TENANCY

This is to be the equivalent of approximately, but not to exceed, one week's Rent and will reserve the property and will then form part of the First Month's Rent on the Signing of the Tenancy Agreement. The Holding Deposit in the case is £250

It should be noted that the Holding Deposit will be withheld if any relevant person (including any Guarantor) withdraws from the Tenancy, fails a Right to Rent Check, provide materially significant false or misleading information, fail to disclose adverse credit history prior to Referencing or fail to sign their Tenant Agreement within 15 Days (or other Deadline for Agreement as mutually agreed in writing).

FLOOR PLANS

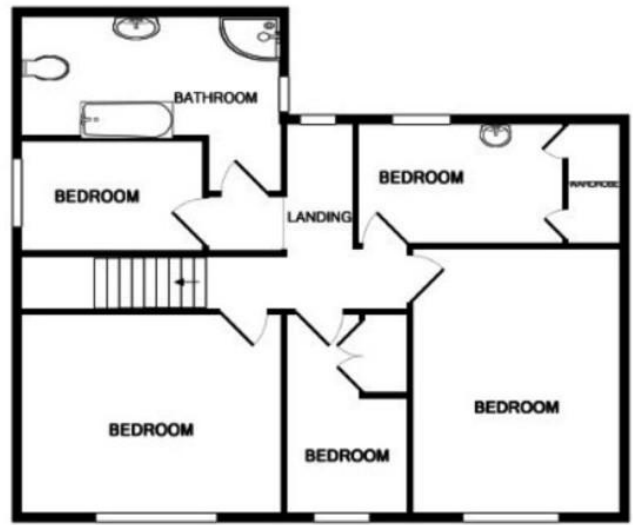
These floor plans are intended as a guide only. They are provided to give an overall impression of the room layout and should not be taken as being scale drawings.

ENERGY PERFORMANCE GRAPH

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating is shown.



GROUND FLOOR



1ST FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		