



Prospect House, High Street
Barmby-On-The-Marsh, DN14 7HS

RENT £1,100 pcm

Property Features

- Refurbished Period Cottage in popular rural Village
- 3 Reception Rooms & 19' Kitchen with new units
- 3 Double Bedrooms & Bathroom
- Gas CH. UPVC DG & Gardens with ample parking
- Ideally placed for Hull, York, Leeds & M62

Full Description

SITUATION

From Goole take the A614 and then the B1228 to the edge of Howden. At the Knedlington Road Crossroads turn left and proceed through the Village of Asselby into Barmby-on-the-Marsh. On entering the Village along High Street the property will be found on the left handside clearly marked by one of our distinctive To Let Boards

THE PROPERTY

This consists of a refurbished Period Cottage being situated in the centre of the popular rural Village of Barmby-on-the-Marsh and within 4 miles of the historic Market Town of Howden. The cities of Hull, York and Leeds are within easy commuting distance and Junction 36 of the M62 allows easy access to the Motorway Network. The spacious accommodation presently comprises:

GROUND FLOOR

ENTRANCE HALL

UPVC front door and enclosed staircase to the first floor.

SITTING ROOM 14' 0" x 12' 9" (4.27m x 3.89m)

Radiator and beamed ceiling.

LIVING ROOM 17' 9" x 11' 0" (5.41m x 3.35m)

Tiled fireplace and radiator.

DINING ROOM 14' 0" x 13' 9" (4.27m x 4.19m)

Tiled fireplace, radiator and understairs cupboard.



REFURBISHED KITCHEN 19' 6" x 9' 0" (5.94m x 2.74m)

Range of new Shaker style units comprising sink unit, base units with worktops, pan drawers, and larder unit. Built in oven and ceramic hob with extractor over. Plumbing for auto washer. Feature recess, radiator and downlighters.

REAR PORCH 7' 6" x 5' 9" (2.29m x 1.75m)

FIRST FLOOR

LANDING

This is approached via the enclosed staircase from the Entrance Hall and opening from the Landing which has a radiator are:

FRONT BEDROOM 14' 0" x 14' 0" (4.27m x 4.27m)

Radiator and large overstairs cupboard.

FRONT BEDROOM 14' 0" x 13' 0" (4.27m x 3.96m)

Radiator.

REAR BEDROOM 17' 6" x 11' 3" (5.33m x 3.43m)

Radiator.

INNER LANDING / STUDY AREA 9' 6" x 9' 0" (2.9m x 2.74m)

Large linen cupboard.

BATHROOM

Coloured suite comprising panelled in bath, pedestal washbasin, low flush WC and shower cubicle. Radiator, ceramic tiled walls and cupboard housing gas central heating boiler.

TO THE OUTSIDE

Ample OFF STREET PARKING to rear with gated driveway from High Street.

Forecourt and predominantly hard landscaped garden to rear.

Range of brick outhouses including Wash House, Toilet, Store and Stable.

SERVICES

It is understood that mains drainage, mains water, electricity and gas are laid to the property. There is gas fired central heating to radiators and windows are double glazed with uPVC framed sealed units.



COUNCIL TAX

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

TERMS & CONDITIONS

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required and regrettably no smokers or pets will be allowed at the property. Should you be interested in this property please request an Application to Rent Form from our Goole Office.

RENT & BOND

RENT: £1100 per calendar month payable in advance.

BOND: £1260 payable on the signing of the Agreement.

VIEWING

Should you wish to view this property or require any additional information, please ring our Goole Office on 01405 762557.

HOLDING DEPOSIT

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).

ENERGY PERFORMANCE GRAPHS

An Energy Performance Certificate is available to view at the Agent's Offices and the Energy Efficiency Rating and Environmental (CO2) Impact Rating Graphs are shown.



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