

HORNSEYS

ESTABLISHED 1885

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33 High Street, Market Weighton, York, YO43 3AQ | Tel: 01430 872551 | Fax: 01430 871387 | email: sales@hornseys.uk.com

www.hornseys.uk.com



£875 PCM

Grange Farmhouse Highgate, Cherry Burton, Beverley, HU17

Available for rent, a four bedroom farmhouse pleasantly situated adjoining farm buildings in open countryside with panoramic views approximately two miles west of Cherry Burton.

The accommodation which has upvc double glazing and oil fired central heating briefly comprises entrance hall, sitting room, dining room, cloaks/wc, utility room, office, study, farmhouse kitchen, rear sun room, four bedrooms, family bathroom, separate wc, rear courtyard and garage with large gardens to the front and side.

No smokers - Pets by negotiation - Bond £1000 - Available mid December



Bedrooms Bathrooms Receptions

4

2

3



ACCOMMODATION

ENTRANCE HALL

3.94 x 1.24 (12'11" x 4'1")

with uPVC front door, ceiling coving, dado rail, radiator.

SITTING ROOM

3.91 x 3.91 (12'10" x 12'10")



with cast iron fireplace with tiled hearth and timber surround, tv aerial point, 2 double power points, radiator.

DINING ROOM

3.91 x 3.89 (12'10" x 12'9")

with cast iron fireplace with tiled hearth and timber surround, ceiling coving, 2 double power points, radiator.

INNER HALL

2.49 x 2.21 (8'2" x 7'3")

with staircase off, understairs storage cupboard, built in shelves, smoke alarm, single power point, telephone point, radiator.

HALLWAY

2.06 x 0.91 (6'9" x 3'0")

CLOAKS / WC

2.06 x 1.65 (6'9" x 5'5")

with white suite comprising pedestal wash basin & low flush WC, shaver lamp, ceiling coving.

UTILITY

2.64 x 2.11 (8'8" x 6'11")

with fitted shelves, Boulter oil fired central heating boiler, plumbed for an automatic washing machine, 2 double power points.

OFFICE / SPARE ROOM

5.21 x 2.90 (17'1" x 9'6")



with fitted shelves, telephone point, 2 double power points, radiator.

FARMHOUSE KITCHEN

4.34 x 4.17 (14'3" x 13'8")



with tiled floor, 6 double and 1 single power point. Range of fitted kitchen units comp: fitted worksurfaces, inset sink unit, extensive range of wall & floor units with a 'Fagor' built in electric oven & ceramic hob with an extractor hood, integrated dishwasher, 2 sets of ceiling mounted spotlights, Oil fired Aga.

REAR ENTRANCE / SUN PORCH

2.34 x 1.40 (7'8" x 4'7")

brick base, uPVC double glazed.

FIRST FLOOR

A feature return staircase with a built in electric meter cupboard leads to the landing.

LANDING

2.46 x 1.75 (8'1" x 5'9")

with smoke alarm, single power point.

BEDROOM NO 1

3.96 x 3.48 (13'0" x 11'5")



with 2 double power points, radiator.

BEDROOM NO 2

3.94 x 3.91 (12'11" x 12'10")

with 2 double power points, radiator.

BEDROOM NO 3

4.32 x 2.64 (14'2" x 8'8")

with ceiling coving, double power point, radiator.

BEDROOM NO 4

2.92 x 2.26 (9'7" x 7'5")

with double power point, radiator.

SMALL LANDING

2.26 x 0.89 (7'5" x 2'11")

with dado rail; and access to loft.

SMALL LANDING

2.39 x 1.14 (7'10" x 3'9")

with access to loft.

SEPARATE WC

1.80 x 1.12 (5'11" x 3'8")

with white suite comprising wash hand basin with tiled splashback & low flush wc.

BATHROOM

3.33 x 3.20 (10'11" x 10'6")



with white suite comprising panelled bath, corner shower unit with Mira electric power shower, pedestal washbasin, extractor fan, radiator.

WALK IN AIRING CUPBOARD

3.38 x 0.89 (11'1" x 2'11")

with fitted shelves and cold & hot water tanks with an immersion heater.

OUTSIDE

Concrete Yard / parking area at the rear with an outside water tap.

(Oil tank in the farm building at the rear).

BRICK GARAGE

4.75 x 4.70 (15'7" x 15'5")

with double doors, power point, central heating oil tank.

GARDENS



Spacious lawned gardens with apple trees and trees to the front and side with a gravelled path with feature stone walling to the front and side of the house.

SERVICES

Mains water & electricity.

Drainage to septic tank.

Oil fired central heating.

COUNCIL TAX

Band E

TERM

Let on an assured shorthold tenancy(unfurnished) for a term certain of 6 months.

RENT

£875 per calendar month plus electricity, water, council tax, heating fuel and telephone accounts.
Rent to be payable monthly in advance together with a deposit in the sum of £1000 as security against damage, breakages or outstanding accounts or rent.

VIEWING

By appointment with the agents tel. 01430 872551

IDENTIFICATION FOR RENTAL PROPERTIES

No application will be processed until photographic identification and proof of residency have been received for all tenants and occupiers aged 18 and over.

AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

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