



Ings Lane, North Ferriby, HU14 3EL
£1,100 Per Calendar Month



Platinum Collection

Ings Lane, North Ferriby, HU14 3EL

OFFERED UNFURNISHED - A very well presented, recently redecorated 3 Bedroom semi-detached house located in the popular village of North Ferriby. This property has the benefit of an Entrance Hall, Living Room, recently refurbished Kitchen, Utility Room, large Conservatory, first floor Bathroom and rear double Garage.

VIEWING HIGHLY RECOMMENDED!



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Key Features

- Offered Unfurnished
- 3 Bedroom Semi-Detached
- Recently Redecorated
- Refurbished Kitchen
- Living Room & Conservatory
- Fitted Utility Room
- Rear Double Garage
- Gardens Front & Rear
- MUST BE VIEWED!
- ER = C



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	70	84
England & Wales	EU Directive 2002/91/EC	

NORTH FERRIBY

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

ENTRANCE HALL

With laminated wood flooring & radiator.

LIVING ROOM

15'10 max x 11'8 (4.83m max x 3.56m)

With wooden mantle shelf, "marble" inset & hearth, coal effect gas fire, laminated wood flooring, radiator.

KITCHEN

13' x 9'4 (3.96m x 2.84m)

This well fitted kitchen offers a comprehensive range of new base and wall units, with integrated appliances including stainless steel fronted electric oven, gas hob unit & extractor hood ; plumbed for dishwasher, 1.5 bowl ceramic white sink unit and ceramic tiled floor. Glazed French doors leads into:

CONSERVATORY

13' 1 x 13'6 (3.96m 0.30m x 4.11m)

Has french doors leading to rear garden.

UTILITY ROOM

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

With matching fitted floor unit, plumbing for automatic washing machine, wall mounted central heating unit, ceramic tiled floor.

BEDROOM 1

11'7 x 11'4 (3.53m x 3.45m)

With fitted wardrobes, dressing table unit & drawers, radiator.

BEDROOM 2

9'8 x 10' max (2.95m x 3.05m max)

With radiator.

BEDROOM 3

6'6 x 8'5 (1.98m x 2.57m)

With radiator.

BATHROOM

6'8 x 10' max (2.03m x 3.05m max)

Half tiled walls, white suite including panelled bath with electric shower unit above, shower screen, pedestal wash hand basin, low flush WC, extractor fan, radiator, ceiling spotlights. Airing cupboard over stairs.

OUTSIDE

Gardens to front and rear of the property.

Rear garden has a lawn area, paved patio and access to the garage.

GARAGE

18'7 x 16'11 (5.66m x 5.16m)

Accessed from a rear tenfoot. Has two two up & over doors, light & power supply, eaves storage, security door to rear garden.

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

Holding Deposit - If your application is progressed to the referencing stage we will require a holding

deposit equivalent to 1 weeks rent in advance (£253.84). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

GENERAL INFORMATION

SERVICES - Mains water, electricity, gas and drainage are connected to the property.

CENTRAL HEATING - The property has the benefit of a gas fired central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band C. (East Riding Of Yorkshire).

We would recommend a tenant make their own enquiries to verify this.

VIEWING - Strictly by appointment with the sole agents.

AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser



or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT),

Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



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