

## THE FARMHOUSE LANE FARM, BRIND, NR HOWDEN, DN14 7LA TO LET - £1,750PCM



- WELL PRESENTED & SPACIOUS DETACHED FARMHOUSE
- GARDENS WITH VIEWS OVER OPEN FIELDS
- 3 RECEPTION ROOMS, WELL FITTED KITCHEN & UTILITY ROOM
- 5 GOOD BEDROOMS & 2 BATHROOMS
- GARAGE, STORE & PLAYROOM/OFFICE
- RURAL LOCATION

### Letting Agents

Townend Clegg Agriculture  
Bishops Manor  
Market Place  
Howden  
DN14 7BL  
Tel: 01430 331333

Email: [enquiry@townendcleggagriculture.co.uk](mailto:enquiry@townendcleggagriculture.co.uk)

## General Remarks and Stipulations

### **Location**

The Farm House, Lane Farm, Brind, Goole, DN14 7LA, is situated in the small rural hamlet of Brind and is in rural surroundings 4 miles north of Howden, 8 miles east of Selby and 20 miles south of York.

The property is approached from Howden by proceeding north on the B1228 Station Road and go over the level crossing into Wood Lane and then 1st left into Brind Lane and after about 1 mile the property is on the left hand side adjoining a farmstead and other properties.

### **Description**

This well presented and spacious detached farmhouse stands in over 0.4 acre in a pleasant rural location with views over open farmland and contains: Hall, 14ft Lounge, 12ft Sitting Room, Dining Room, Well Fitted Kitchen, Utility Room, Ground Floor Bathroom, 3 First Floor Bedrooms, Spacious House Bathroom and 2 Second Floor Bedrooms. Outside: Garage, Store and Playroom/Office, ample parking and spacious lawn gardens.

### **Accommodation**

#### **Entrance Hall** - 16' 10" x 3' 10" (5.13m x 1.17m)

Having ceiling coving, understairs area and tiled floor.

#### **Lounge** - 14' 11" x 12' 11" (4.55m x 3.94m) to extremes

Having beamed ceiling and coving, fireplace with solid fuel stove inset, central heating radiator, window blinds and polished wood floor.



#### **Sitting Room** - 12' 10" x 12' 10" (3.91m x 3.91m) to extremes

Having beamed ceiling and coving, fireplace with solid fuel stove inset, central heating radiator, window blinds and polished wood floor.



#### **Dining Room** - 10' 7" x 9' 10" (3.23m x 3m)

Having ceiling coving, French doors opening onto front patio area, central heating radiator and polished wood floor.



#### **Kitchen** - 14' 11" x 9' 10" (4.55m x 3m)

Having ceiling coving, French doors opening onto side patio area, extensive range of units comprising:- central island with marble effect working surface with 1 ½ stainless steel sink unit inset and integrated Miele induction ceramic hob with cupboards with dishwasher and drawers under and allowing breakfast seating, further matching working surface with cupboards under and over including cooker/grill and warming oven, further matching working surface with cupboards under with built-in fridge and freezer and cupboards over. Central heating radiator and tiled floor.

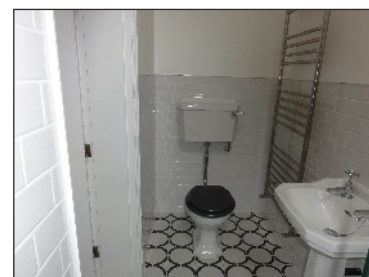


#### **Utility Room** - 9' 7" x 6' 11" (2.92m x 2.11m)

Having stable door, matching working surface with porcelain Belfast sink inset and cupboards and Trianco oil central heating boiler under. Tiled floor and airing cupboard.

#### **Ground Floor Shower Room** - 9' 7" x 3' 6" (2.92m x 1.07m)

Having skylight window, part tiled walls, walk-in plumbed shower, pedestal wash basin and W.C. Towel radiator and tiled floor.



#### **Banistered Staircase**

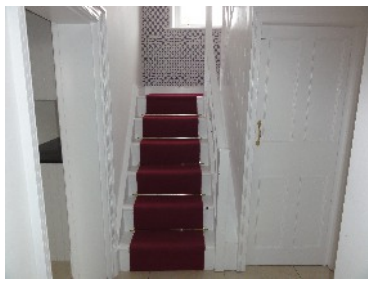
with Half and Full Landing and leading to:

#### **Master Bedroom** - 13' 10" x 13' 11" (4.22m x 4.24m) to extremes

Having ceiling coving, feature fireplace, central heating radiators and polished wood flooring.

#### **2nd Bedroom** - 12' 10" x 12' 9" (3.91m x 3.89m) to extremes

Having ceiling coving, feature fireplace, central heating radiators and polished wood flooring.

**3rd Bedroom - 10' 7" x 9' 11" (3.23m x 3.02m)**

Having ceiling coving, central heating radiators and polished wood flooring.

**Bathroom - 15' 0" x 9' 11" (4.57m x 3.02m)**

Having ceiling coving, central bath with tap/shower, pair of pedestal wash basins and W.C. Central heating radiator and polished wood floor.

**2nd Banistered Staircase**

Carpeted and leads to landing having 2 skylight windows, central heating radiator and carpeting and leading to:

**4th Bedroom - 10' 6" x 10' 1" (3.2m x 3.07m)**

Having part slope ceiling, skylight window, central heating radiator, vanity sink unit and carpeting.

**5th Bedroom - 10' 7" x 9' 10" (3.23m x 3m)**

Having part slope ceiling, skylight window, central heating radiator, vanity sink unit and carpeting.

**Outside**

Gravelled Drive offering parking for several vehicles and opening onto paved patio area.

**Range of outbuildings comprising:**

**Garage - 18' 4" x 10' 1" (5.59m x 3.07m)**

**Store - 10' 6" x 6' 0" (3.2m x 1.83m)**

**Playroom/Office - 20' 10" x 9' 7" (6.35m x 2.92m)**

Having French Doors, insulated walls, feature beam, central heating radiator and laminate floor covering.



Further side paved patio area with oil storage tank and wall flower borders.

Spacious lawns to 2 sides and enjoying views over open countryside.

N.B Husqverna 'robot' lawn mower included.

**Services**

Mains water and electricity are installed.

Oil central heating system. Drainage to treatment works.

**Council Tax**

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

**Terms and Conditions**

The property is available to rent immediately on a 1 year Shorthold Tenancy.

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 Howden Office.

**Rent and Bond**

Rent: £1750 per calendar month payable in advance exclusive of all outgoing

Bond: £2000 payable on the signing of the Agreement.

**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 £400



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).

## Viewing

Should you wish to view this property or require any additional information, please ring our Howden Office on (01430) 331333

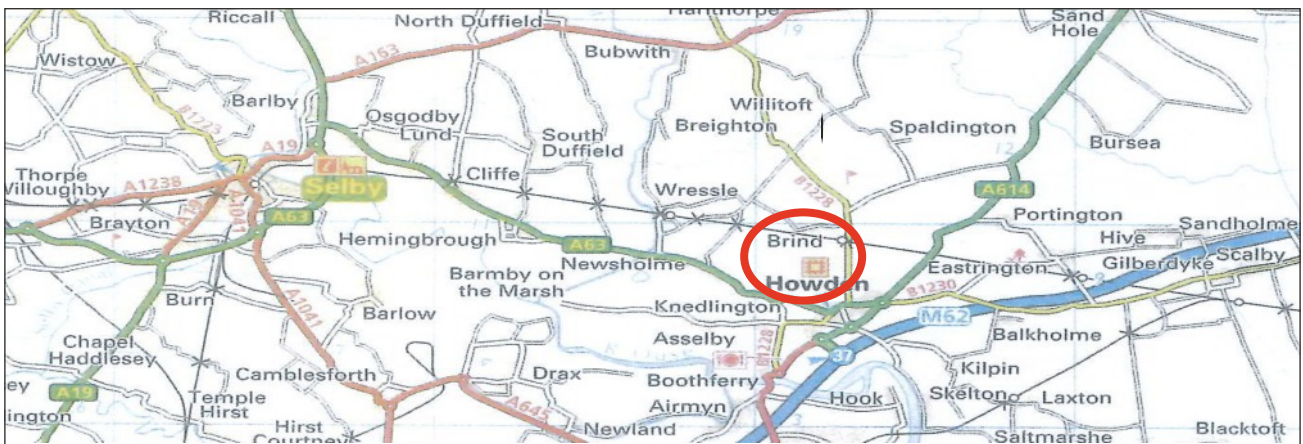
## Energy Performance Graph

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D		
39-54	E	39 E	
21-38	F		
1-20	G		

## 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.



## Important Notice

- Townend Clegg Agriculture for themselves and the Vendors of this property, whose agents they are, give notice that:
- These particulars have been prepared in good faith to give a fair overall view of the property, do not form any part of an offer or contract, and must not be relied upon as statements or representations of fact.
  - The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
  - The information in these particulars is given without responsibility on the part of Townend Clegg Agriculture or their clients. Neither Townend Clegg Agriculture nor their employees have any authority to make or give any representation or warranties whatsoever in relation to this property.
  - Any areas and/or measurements or distances referred to are given as a guide and are not precise.



Ref: CAC/MFB/HO-24/183  
Date: 29th October 2024