

THE OLD PARLOUR BRIND LANE, BRIND, NR HOWDEN, DN14 7LA TO LET - £1,100 PCM



- WELL PRESENTED DETACHED SINGLE STOREY BARN CONVERSION
- GARDENS WITH VIEWS OVER OPEN FIELDS
- 24FT LOUNGE- DINING ROOM, KITCHEN & UTILITY ROOM
- 3 DOUBLE BEDROOMS & BATHROOM
- DETACHED GARAGES & AMPLE PARKING
- RURAL LOCATION

Letting Agents

Townend Clegg Agriculture
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General Remarks and Stipulations

Location

The Old Parlour, 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.

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 few other rural houses.

Description

Well presented detached single storey barn conversion having been converted approximately 10 years ago and standing in a pleasant rural location with views over open farmland and contains 24ft lounge/dining room, modern fitted kitchen, utility room, 3 double bedrooms and modern bathroom. Ample front parking and Detached Garage and courtyard area and patio.

Accommodation

Utility Entrance 8' 11" x 4' 8" (2.72m x 1.42m)

Containing a Belfast style sink unit, work surface with central heating boiler and Hotpoint automatic washing machine under. Part tiled walls and wall units. Central heating radiator and tiled floor.



Separate W.C.

Having central heating radiator, low flush W.C., hand basin, and tiled floor.

Kitchen 12' 10" x 9' 1" (3.91m x 2.77m)

Having beamed part slope ceiling. Range of units comprising 1 1/2 sink unit set in laminated working surface mainly to 2 sides having drawer and cupboards under and incorporating built-in Belling ceramic hob with Belling electric oven under. Matching wall cupboards with under cupboard tiling. Central heating radiator and tiled floor.



Inner Hall

Having timber flooring, Velux ceiling window, 2 sets of ceiling spot lights and 2 central heating radiators.

Lounge/Dining Area 24' 0" x 13' 5" (7.32m x 4.09m) to extremes and comprising:

Dining Area 13' 5" x 9' 10" (4.09m x 3m)

Having beamed part slope ceiling, entrance door giving access to rear patio, central heating radiator and carpeting and opening into:



Lounge Area 13' 5" x 13' 3" (4.09m x 4.04m) to extremes

Having beamed part slope ceiling, French doors opening onto the rear garden, reconstructed open brick fireplace, central heating radiator and carpeting.



1st Bedroom 13' 5" x 9' 11" (4.09m x 3.02m)

Having exposed beams with ceiling spotlights, and containing central heating radiator and carpeting. Television point.

2nd Bedroom 10' 6" x 9' 10" (3.2m x 3m) to extremes

Having exposed beams with ceiling spotlights, and containing central heating radiator, carpeting and television point.





3rd Bedroom 9' 10" x 9' 2" (3m x 2.79m)

Having exposed beam and 2 ceiling spotlights and containing central heating radiator, carpeting and television point.

Bathroom 8' 10" x 5' 7" (2.69m x 1.7m)

and containing a modern suite of panelled bath with shower over, pedestal hand basin and low flush W.C. Towel radiator.

Outside

Ample front off road parking giving access to:



DETACHED GARAGE 19' 10" x 11' 1" (6.05m x 3.38m)

with front double doors and rear personal door.

Front forecourt area with oil storage tank.

Rear patio and good size rear lawn area.

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 'D' 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: £ 1,100 per calendar month payable in advance exclusive of all outgoings

Bond: £1250 payable on the signing of the Agreement.

Viewing

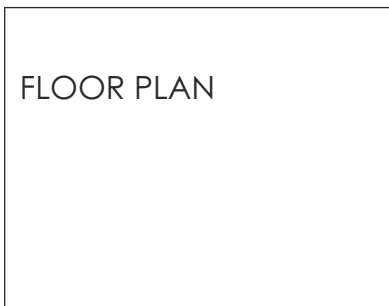
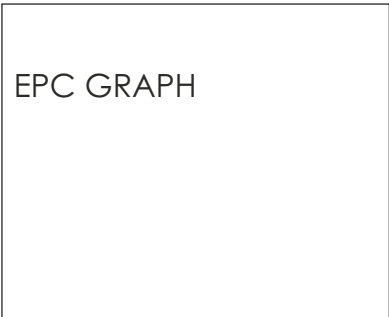
Should you wish to view this property or require any additional information, please ring our Howden Office on (01430) 331333

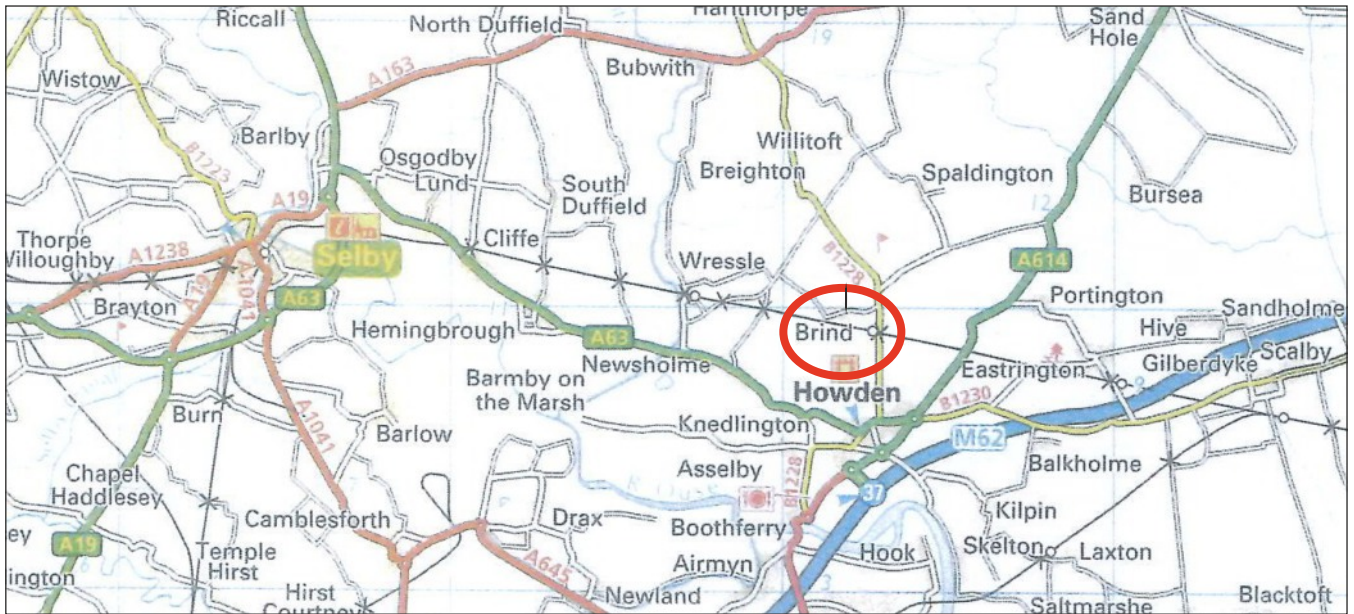
Energy Performance Graph

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

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:

- (i) 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.
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