

**HIGH STREET FARMHOUSE
BARMBY ON THE MARSH
NR HOWDEN, DN14 7HT
TO LET - £1100 PCM**



- **DETACHED SPACIOUS FARMHOUSE**
- **2 RECEPTION ROOMS - 5 BEDROOMS**
- **GARDENS**
- **DETACHED GARAGE**
- **WELL PRESENTED**

Letting Agents

Townend Clegg Agriculture
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General Remarks and Stipulations

LOCATION

High Street Farmhouse, High Street, Barmby on the Marsh, Nr Howden, East Yorkshire, DN14 7HT is situated towards the western end of the village. Barmby on the Marsh is a rural village having a local village school and is situated approximately 4 miles west of Howden and access to the M62 at Junction 37

DESCRIPTION

The property comprises a substantial 5 bedroom detached house having been modernised and containing:- Entrance hall, lounge, sitting room, well fitted kitchen, pantry/utility room, rear conservatory entrance, shower room, 5 bedrooms and fitted bathroom. The property has the benefit of gas fired central heating, PVCu double glazing and fitted carpets as detailed. Large Brick-built Garage, off-road parking area, Brick-built Outbuildings, front garden and rear garden with patio.

ACCOMMODATION

ENTRANCE HALL

Containing central heating radiator, carpeting, light fitting and tiled floor

LOUNGE 18' 8" x 13' 10" (5.69m x 4.22m) to extremes

Containing stone effect fire place with in-set gas coal effect fire, 3 central heating radiators, carpeting, 2 light fittings, large window and French doors with window blinds. Under stairs cupboard.

SITTING ROOM 13' 11" x 13' 11" (4.24m x 4.24m) to extremes

Containing tiled open fireplace, central heating radiator, carpeting, light fitting, ceiling coving and window blind.

KITCHEN 17' 9" x 14' 0" (5.41m x 4.27m) to extremes

Containing a range of fitted units incorporating one and a half bowl stainless steel sink, 2 new Lamona ovens, new Lamona 4 ring electric hob with filtration hood over, integrated fridge, floor cupboards and drawers with work surface over. Matching wall cupboards, plumbed for an automatic washing machine and automatic dishwasher. Central heating radiator, tiled floor, ceiling lights and window blinds.

PANTRY/UTILITY ROOM 8' 0" x 6' 6" (2.44m x 1.98m)

Having a tiled floor

REAR CONSERVATORY ENTRANCE 18' 4" x 5' 4" (5.59m x 1.63m) to extremes

Containing central heating radiator, cushioned floor covering and having entrance door to the rear garden

SHOWER ROOM 6' 6" x 5' 5" (1.98m x 1.65m)

Leading off the conservatory and containing shower cubicle, hand basin and low flush W.C, cushioned floor covering and extractor fan.

SIDE ENTRANCE LOBBY

Having a new entrance door containing central heating radiator and giving access to the staircase having carpeting and light fitting leading to the landing with carpeting.

BEDROOM ONE (FRONT) 13' 11" x 10' 8" (4.24m x 3.25m)

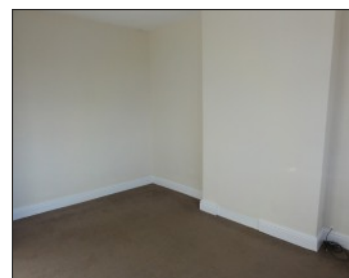
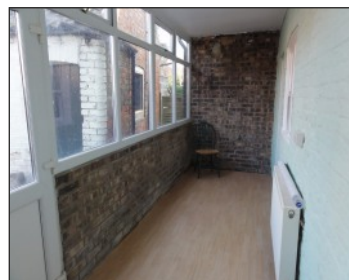
Containing central heating radiator, carpeting, window blinds and free standing wardrobe.

2ND BEDROOM (FRONT) 13' 11" x 10' 10" (4.24m x 3.3m)

Containing central heating radiator, carpeting and window blind.

3RD BEDROOM (FRONT) 10' 9" x 6' 8" (3.28m x 2.03m)

Containing fitted wardrobe and cupboards, central heating radiator, carpeting and window blind.



4TH BEDROOM (SIDE) 9' 9" x 8' 9" (2.97m x 2.67m)

Containing central heating radiator, carpeting and window blind.

5TH BEDROOM (REAR) 12' 0" x 6' 5" (3.66m x 1.96m)

Plus wardrobe area and containing central heating radiator, vanity hand basin, fitted wardrobes, carpeting and window blind.

BATHROOM 13' 11" x 7' 8" (4.24m x 2.34m) plus entrance area

Containing white suite of panelled bath, pedestal hand basin and low flush W.C. Corner shower cubicle. Heated towel rail radiator, central heating radiator and airing cupboard and cushioned floor covering.

OUTSIDE

Well laid out front and side garden with wrought iron single gate access from High Street. Side vehicular driveway with wrought iron double gates giving access to off road parking for several vehicles.

LARGE BRICK BUILT GARAGE 33' 0" x 15' 0" (10.06m x 4.57m) internal

With direct access from High Street.

REAR GARDEN

With patio, pebbled area and flower beds. NB The landlord will maintain the garden areas

BRICK BUILT OUTBUILDINGS

Old Wash House, Separate Store and 2 Separate Stores

SERVICES

Mains services of water, electricity, gas and drainage are installed. The property has the benefit of a gas central heating system, via radiators, served by the new Logic Max Combi C35 boiler situated in the airing cupboard.

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: £ 1100 per calendar month payable in advance exclusive of all outgoings

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

HOLDING DEPOSIT PER TENANCY

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).

VIEWING

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



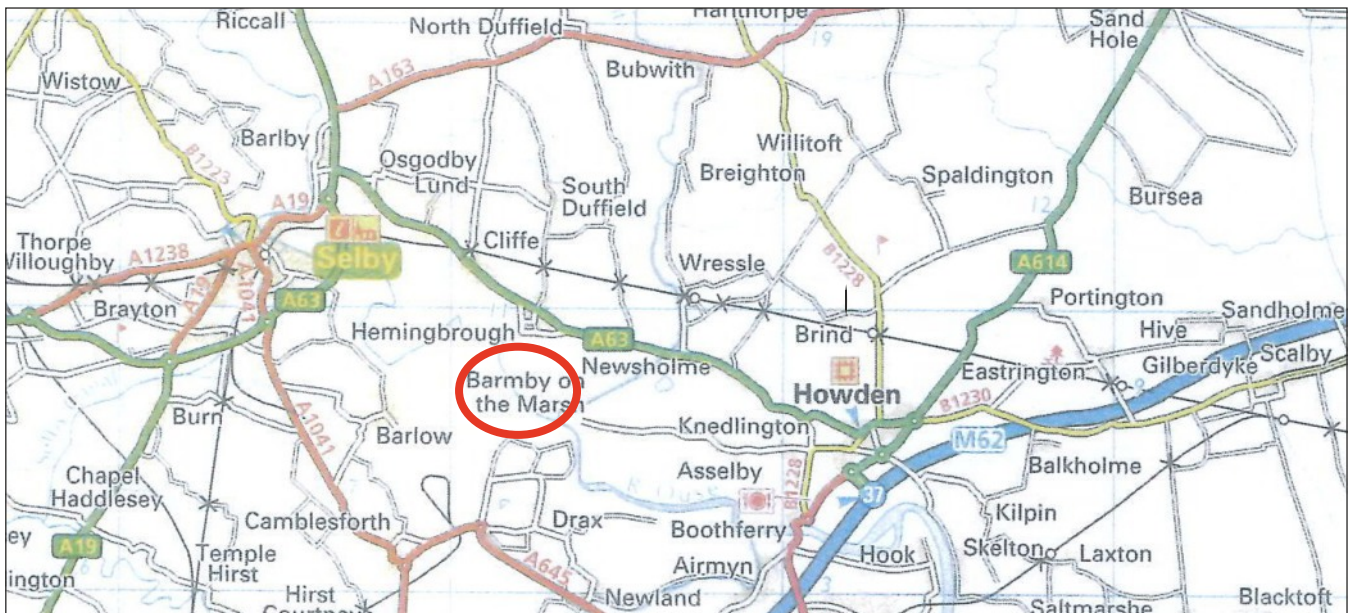
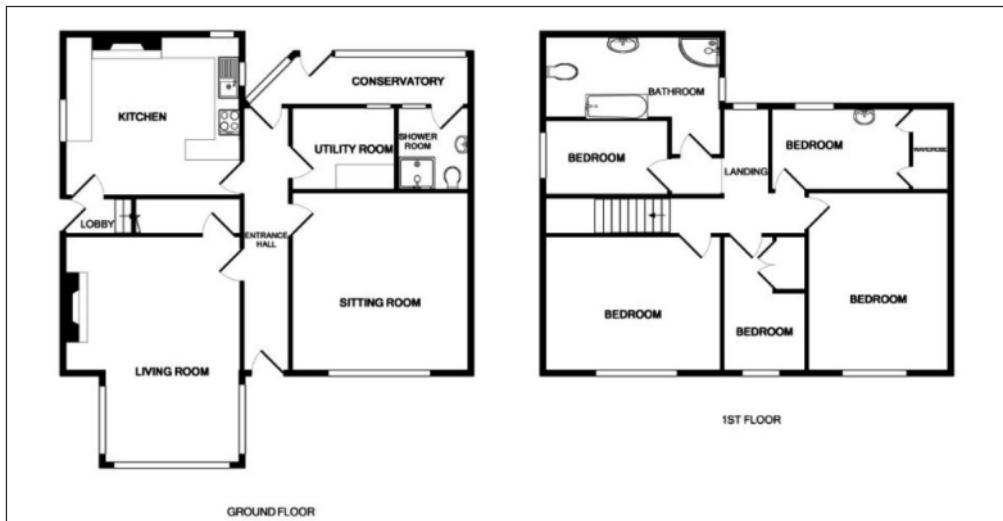
ENERGY PERFORMANCE GRAPH

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	60 D	
39-54	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:
- (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.
 - (ii) The tenant(s) must rely on their own enquiries by inspection or otherwise on all matters including planning or other consents.
 - (iii) 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.
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Ref: CAC/MFB/HO-25/006
Date: 7th January 2025