

**'GATE FARM' FARMHOUSE  
KILPIN BROAD LANE, BALKHOLME,  
NR HOWDEN, DN14 7XH**

**TO LET - £975 PCM**



- SPACIOUS DETACHED FARMHOUSE
- SPACIOUS GARDENS WITH VIEWS OVER OPEN FIELDS
- LOUNGE, DINING ROOM, 19ft KITCHEN & UTILITY ROOM
- 3 DOUBLE BEDROOMS & BATHROOM
- 2 GARAGES & PARKING
- RURAL LOCATION

**Letting Agents**

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## General Remarks and Stipulations

### Location

'Gate Farm' Farmhouse, Kilpin Broad Lane, Balkholme, DN14 7XH is situated in the small rural hamlet of Balkholme and enjoys views over open fields and is 2 miles east of Howden.

The property is approached from Howden by travelling east along the B1230 (former A63) for approximately 2 miles and then just after the motorway flyover turn right into Kilpin Broad Lane and just after the main farm buildings the house is on the left.

### Description

Spacious Detached house on the edge of this rural hamlet enjoying views over open fields. The accommodation briefly comprises Open Porch, Lounge, Dining Room, 19ft Kitchen, Utility Area, 3 Double Bedrooms and Bathroom. Large lawn garden and 2 Garages. Modern air-source heat pump heating.

### Accommodation:-

#### Open Porch

#### Entrance Hall:-

Having under stairs cupboard and carpeting.

#### Lounge 12'1" x 11'10" (3.68m x 3.3m) to extremes

Having PVCu double glazed window, fireplace with coal effect bottle gas fire, display recess, 2 central heating radiators and carpeting.

#### Dining Room 12'2" x 11'6" (3.71m x 3.51m)

Having PVCu double glazed window, ceiling coving, central heating radiator and carpeting.

#### Kitchen 19'11" x 13'0" (6.07m x 3.96m)

Having dual aspect double glazed sliding patio door and window, range of fitted units comprising stainless steel sink unit set in laminate working surface with cupboards and drawers under, further working surface and larder cupboard and cushion floor covering.

#### Rear Entrance/Utility 14'5" x 10'11" (4.39m x 3.33m) to extremes

Being 'L' shaped and having PVCu double glazed windows, working surface and porcelain sink and cushion floor covering.

#### Staircase

Staircase with half and full landings, carpeting and leading to:

#### Front Bedroom 12'7" x 10'3" (3.84m x 3.12m)

Having PVCu double glazed window, central heating radiator, 2 built-in wardrobes, central heating radiator and carpeting.

#### 2nd Front Bedroom 12'8" x 11'7" (3.86m x 3.53m) to extremes

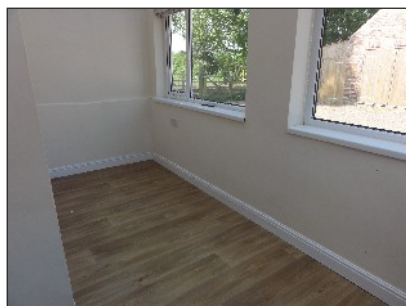
Having PVCu double glazed window, 2 built-in wardrobes and over-bed cupboards, central heating radiator and carpeting.

#### 3rd Rear Bedroom 13'1" x 12'1" (3.99m x 3.68m) to extremes

Having PVCu double glazed window, central heating radiator and carpeting.

#### Bathroom 13'0" x 5'6" (3.96m x 1.68m)

Having suite of panelled bath, pedestal wash basin, shower with MIRA sport electric shower unit and W.C. Airing cupboards housing DAIKIN cylinder and controls for air-source pump. Partial wall tiling.





### Outside

Front shared gravel drive offering parking for 2 vehicles leading to:

Brick Garage 16' 1" x 12' 2" (4.9m x 3.71m)

Attached Garage 15' 8" x 10' 2" (4.78m x 3.1m)

Attached Outside W.C.

Very spacious lawn garden to the front and side.



Open Summerhouse - 15' 1" x 10' 3" (4.6m x 3.12m) with adjoining store.

### Services

Mains water and electricity are installed.

Water is metered through the adjoining farm and is included in the rent.

Heating and hot water are provided by the DIAKAN air source heat pump.

Drainage is to a septic tank.

The Landlord will cut the grass and keep the garden tidy.



### 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: £ 975 per calendar month payable in advance exclusive of all outgoings (except water)

Bond: £1125 payable on the signing of the Agreement.



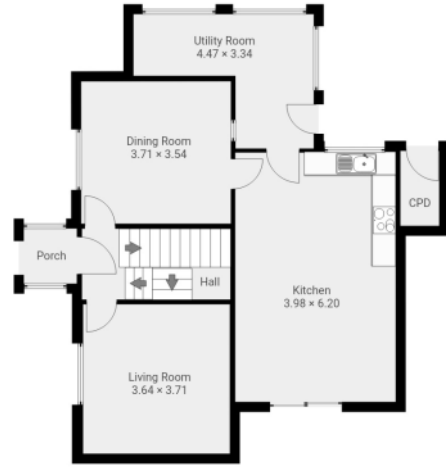
### Viewing

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 Agent's Offices and the Energy Efficiency Rating is shown.

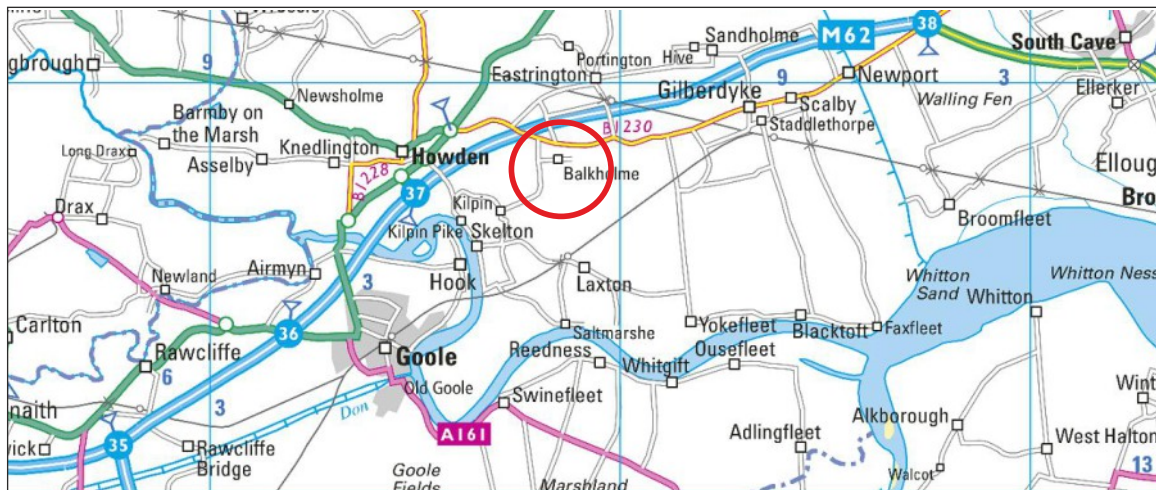




Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D		
39-54	E	49 E	
21-38	F		
1-20	G		

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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**

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