

**Townend
Clegg**

AGRICULTURE

MILLSTONES

MAIN STREET, BROOMFLEET, HU15 1RJ

(Howden 11 miles, Newport 4 miles, Junction 38 of the M62/A63 4 miles)

TO LET - £1,000.00 PCM



- A Spacious Detached Bungalow
- Gardens with Views Over Open Countryside
- 3 Bedrooms & Bathroom
- Rural Village Location

Letting Agents

Townend Clegg Agriculture

Bishops Manor

Market Place

Howden

GOOLE

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General Remarks and Stipulations

Situation

Millstones, Main Street, Broomfleet, HU15 1RJ is situated in the small and picturesque village of Broomfleet and is four miles south of Newport and four miles south of Junction 38 of the M62/A63.

The property is approached from Howden by travelling east along the B1230 (former A63) for approximately eight miles through the villages of Gilberdyke and Newport and then turn south where signed to Broomfleet. On entering the centre of Broomfleet turn left and the property is on the right hand side, virtually at the end of the village.

MILLSTONES

The property offers an opportunity to let a spacious detached bungalow set on the edge of this rural village and enjoying views over open countryside.

The accommodation briefly comprises an open porch, central hall, 24ft lounge, 16ft breakfast kitchen, conservatory, three bedrooms and a bathroom, with partial double glazing. There are front and rear gardens with ample off-street parking and garage.

The accommodation in detail:-

OPEN ENTRANCE PORCH

CENTRAL HALL

8'11" x 5'3" (2.72m x 1.6m) + 16'5" x 3'5" (5m x 1.04m) + 7'6" x 3'3" (2.29m x 0.99m) having an entrance door, ceiling coving, dado rail, 2 door airing cupboard, Dimplex electric storage heater and carpeting.

CLOAKROOM

6'3" x 3'10" (1.91m x 1.17m) having PVC double glazed window, vanity corner wash basin and W.C. and carpeting.

BREAKFAST KITCHEN

16'11" x 11'10" (5.16m x 3.61m) to extremes, having a range of kitchen units comprising one and a half sink unit set in laminated working surface with cupboards, drawers and appliance space under and matching wall units over. Freestanding Currys twin cavity electric cooker (new), Aquarius washing machine and Creda electric nightstore heater.

INTEGRAL PANTRY

5'3" x 2'6" (1.6m x 0.76m).

CONSERVATORY/REAR ENTRANCE

11'8" x 8'1" (3.56m x 2.46m) enjoying views over open countryside and cushion floor covering.

MASTER BEDROOM

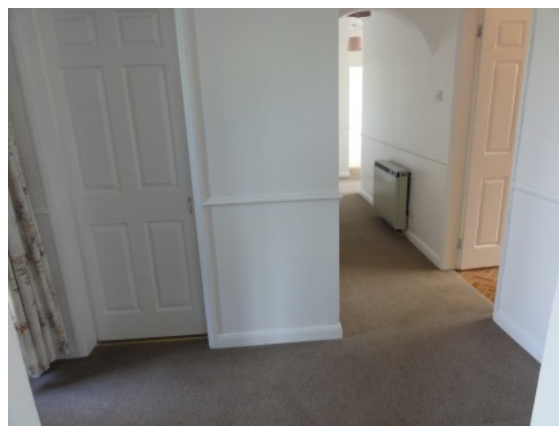
12'11" x 11'11" (3.94m x 3.63m) plus walk-in Bay Area, having PVCu double glazed bay window, ceiling coving, 2 door built-in wardrobe, Dimplex electric nightstore heater and carpeting.

2ND BEDROOM

18'0" x 8'1" (5.49m x 2.46m) plus walk-in Bay Area, having PVCu double glazed window, ceiling coving, 2 louvre door built-in wardrobes, Dimplex electric nightstore heater and carpeting.

3RD REAR BEDROOM

11'11" x 9'1" (3.63m x 2.77m) having PVCu double glazed window, ceiling coving, Creda electric nightstore heater and carpeting.



Outside

There are lawned areas to the front and rear of the property. A shared drive leads to ample off-street parking and a semi-detached Garage, 17'7" x 9'9" (5.36m x 2.97m), with roller shutter door and Store 17'5" x 6'8" (5.31m x 2.03m).

Services

There are mains water, drainage and electricity supplies to the property.

Council Tax

East Riding of Yorkshire Council
Council Tax Band 'B'

Energy Performance Graphs

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

Terms and Conditions

The property is available to rent immediately on a 6 Month Shorthold Tenancy Agreement. References will be required. Should you be interested in this property please request an Application to Rent Form from our Howden Office.

Rent and Bond

Rent: £1,000 per calendar month payable in advance.

Bond: £1,150 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 this case is £230.00.

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 Tenancy 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) 432211.



Score	Energy rating	Current	Potential
92+	A		98 A
81-91	B		
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		



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Ref: JC/SJP/TCA
Date: 10 January 2024

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JH Pickup
& Co

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