

CLUBLEYS



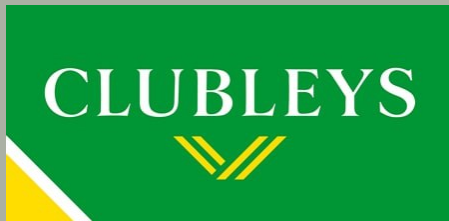
The Lodge,  
Bishop Burton, HU17 7RU  
TO LET £1,650 PCM



Tucked away just outside of the picturesque village of BISHOP BURTON is this beautiful hidden gem in the heart of countryside with breath-taking views. Featuring both old and new this THREE BEDROOM DETACH COTTAGE benefits from rustic beams, stunning contemporary open-plan interior and quality fixtures & fittings that can be seen in each and every room. This home offers a warm and inviting feel throughout especially with the benefit of UNDER FLOOR HEATING. The accommodation comprises of the following dining room, generous lounge, bespoke fitted kitchen with living area, utility room, boiler room and three good sized bedrooms all having an ENSUITE SHOWER ROOM. Externally the property cannot disappoint with GARDENS surrounding the property, large lawn area, OUTBUILDING and a gravelled DRIVE AREA providing ample parking.

BOND REQUIRED £1900. HOLDING DEPOSIT £380. AVAILABLE APRIL.

RENT £1,650 PCM | BOND £1,900 | AVAILABLE FROM 22nd April 2022  
BAND: B



#### THE ACCOMMODATION COMPRISES:-

##### DINING ROOM

5.5m x 3.89m

Leading in from a solid wooden front entrance door, large walk in bay window, recessed spotlights, carpet flooring, radiator, feature log burner in a tiled surround and health.

##### LIVING ROOM

6.17m x 5.84m (20'2" x 19'1")

Generously size with natural light leading in from the front and side facing double glazed windows. French doors leading to the rear patio area, carpet flooring, recessed spotlights, radiators and an open fire within a wooden and tiled surround.

##### BREAKFAST KITCHEN

10.85m x 5.03m (35'7" x 16'6")

Bespoke country kitchen perfect for entertaining with wall and base units, part tiled splash back, tiled floor with under floor heating, Aga, fridge freezer, integrated dishwasher, sink with mixer tap and drainer, under cupboard lighting, spotlights, electric hob and oven. Double doors leading to the rear garden, double glazed windows to the side elevation and feature wooden beams.

##### INNER HALL

Double door to the rear, part wood and part tiled flooring, Velux window and radiator.

##### UTILITY ROOM

2.50m x 3.50m (8'2" x 11'5")

Plumbing for a washing machine, space for a tumble dryer, Belfast sink with mixer tap, base units, tiled floor with under floor heating and a door to the rear.

##### STORE ROOM

With the hot water cylinder, boiler, tiled flooring, Velux window and window to rear.

##### BEDROOM ONE

3.55m x 3.85m (11'7" x 12'7")

Spacious master bedroom with a double glazed window to the front elevation, carpet flooring, ceiling coving, radiator and door leading to..

##### EN-SUITE BATHROOM

3.32m x 3.31m (10'10" x 10'10")

With part tiled walls and tiled flooring, walk in shower, roll top bath with chrome mixer tap and shower head attachment, wash hand basin, WC, wall mounted heated towel rail, radiator, double glazed window to the side elevation wooden flooring and recessed spot lights.

##### BEDROOM TWO

5.31m x 3.91m (17'5" x 12'9")

Carpet flooring with under floor heating, double glazed window to the rear and side elevation with stunning open views of the countryside. Door leading to...

##### EN-SUITE SHOWER ROOM

Tiled walls and tiled floor with underfloor heating, WC, wash hand basin, walk in shower, cupboard, wall mounted heated towel rail and recessed spot lights.

##### BEDROOM THREE

4.18m x 5.58m (13'8" x 18'3")

Another generous sized double bedroom with double glazed windows to the rear elevation with open views of the large rear garden and carpet flooring with under floor heating. Door leading to...

##### EN-SUITE BATHROOM

Tiled walls and tiled floor with underfloor heating, WC, wash hand basin, roll top bath with chrome mixer tap and shower head attachment, walk in shower, cupboard, wall mounted heated towel rail, double glazed window to the side elevation and recessed spot lights.

##### OUTSIDE

To the front of the property is a grand pebbled area with parking for ample vehicles. To the rear of the property is a large private plot with a paved patio area running along the rear of the property perfect for a seating area leading to large lawn with mature trees and hedged borders.

#### ADDITIONAL INFORMATION:-

##### DEPOSIT PROTECTION SERVICE

The deposit for this property will be held by The Deposit Protection Service, who are authorised by the government.

The Deposit Protection Service

The Pavilions

Bridgewater Road

Bristol

BS99 6AA

Tel: 0844 4727000

##### REFERENCES

We use Homelet to obtain tenant/s references. No fees will be required in line with the Tenant Act fee 2019.

##### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, will be taken from the tenant/s to reserve a property, whilst reference checks and tenancy agreements are undertaken. This will be credited to the first months rent .

##### SERVICES

The electricity meter is a shared meter and situated on site and payable quarterly to the landlord on usage. All other utility bills are to be organised by the tenant with the utility companies.

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Estate Agents | Lettings Agents | Chartered Surveyors



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>50</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		

#### OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

#### DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service  
 The Pavilions  
 Bridgewater Road  
 Bristol  
 BS99 6AA  
 Tel: 0844 4727000

#### HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

#### AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyor,  
 Estate Agents,  
 Lettings Agents &  
 Auctioneers

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