

CLUBLEYS



Westfield farm House, Westfield Lane,
North Ferriby, HU14 3PG
TO LET £1,950 Per Calendar Month



DONT MISS OUT!

Nestled in the charming SOUGHT AFTER village of SWANLAND, is this delightful COUNTRY HOUSE which has been RECENTLY REFURBISHED to a very high standard. The FOUR bedroom property on Westfield Lane, offers a perfect blend of comfort and modern living and would ideally suit professionals or families seeking a peaceful yet vibrant feel, with local amenities and picturesque surroundings closeby.

Upon entering the property, you are greeted by a SPACIOUS and INVITING hallway that leads to a well-appointed light and airy LIVING ROOM, perfect for relaxation or entertaining.

The property also boasts FOUR generously sized BEDROOMS, a LUXURY BATHROOM, an additional separate well appointed SHOWER ROOM and fantastic BESPOKE BREAKFAST KITCHEN with INTEGRATED APPLIANCES. The heating throughout is generated by an AIR SOURCE HEAT PUMP.

There is an enclosed FRONT and REAR GARDENS and side access via a five bar wooden gate to the gravelled driveway allowing PARKING for several vehicles.

HOLDING DEPOSIT £450, DEPOSIT REQUIRED £2250, COUNCIL BAND E, AVAILABLE NOW.

RENT £1,950 Per Calendar Month | DEPOSIT £2,250 | AVAILABLE FROM 3rd
March 2025
BAND: E



THE ACCOMMODATION COMPRISES

GROUND FLOOR

ENTRANCE HALLWAY

Light and airy entrance leading in via new front and back doors to both ends of the hallway.

Quarry tiled floor and under stairs storage cupboard. Ceiling roses.

Stairs off.

Sealed door separating both parts of property.

UTILITY / BOOT ROOM

4.137 x 3.471 (13'6" x 11'4")

A range of cream floor units with coordinating work tops and upstands, full wall of additional units and boot storage, stainless steel sink unit and Karndean flooring. Plumbed freestanding washing machine and tumble dryer.

Recessed ceiling spotlights and Sash style windows.

BESPOKE BREAKFAST KITCHEN

4.931 x 4.329 (16'2" x 14'2")

A fantastic space newly created with a good range of modern stone colour wall, floor and drawer units with complimentary Quartz work surfaces, incorporating a Franke stainless steel sink unit with brushed effect brass tap set into a central breakfast island with further storage, lighting and seating. Lamona integrated dishwasher and recessed freestanding electric range with Induction hob and tiled splashback. Integrated Siemens fridge freezer with concealed extractor over and pull out bin storage. Full length ladder style storage. Grammar style radiators, wood flooring and recessed ceiling spotlights.

Lovely Sash style Bay windows overlooking rear garden.

LIVING ROOM

6.135 x 4.252 (20'1" x 13'11")

Wood burning stove with stone hearth and marble surround. Wood flooring, Sash style windows and central ceiling rose.

Overlooks rear garden.

FIRST FLOOR

STAIRS AND LANDING

Light and spacious landing with picture Sash window overlooking the front of the property.

New carpets and ceiling rose.

MASTER BEDROOM

5.519 x 3.445 (18'1" x 11'3")

Good size bedroom with walk in wardrobe, feature decorative fireplace with white surround, sash style window and central ceiling rose. New carpet.

Overlooks the rear garden.

SHOWER ROOM

2.590 x 1.730 (8'5" x 5'8")

Comprising a large walk in fully tiled shower cubicle with mains fed electric shower and additional waterfall shower head. Freestanding vanity unit with white Belfast style sink, Low level wc, half panel walls, extractor, recessed ceiling spotlights, grammar style towel radiator and Karndean flooring.

BEDROOM TWO

4.288 x 3.547 (14'0" x 11'7")

Feature fireplace with black marble surround and central ceiling rose.

Sash style window. New carpet.

Overlooks rear garden.

BEDROOM THREE

4.269 x 3.504 (14'0" x 11'5")

Feature fireplace with cream surround. Single recessed wardrobe, Sash style window and central ceiling rose. New carpet.

BEDROOM FOUR

3.451 x 3.059 (11'3" x 10'0")

Sash style window. New carpet.

Overlooks rear garden.

LUXURY BATHROOM

4.227 x 2.983 (13'10" x 9'9")

Stunning spacious bathroom with fully tiled large corner contemporary walk in mains fed shower with black shower accessories and waterfall shower heads. His and Her freestanding sink unit with black taps and under storage. Low level wc, half panelled walls, Karndean flooring, recessed ceiling spotlights and wall mounted mirror with light above. Extractor. Grammar towel radiator.

OUTSIDE

GARDENS AND PARKING

There is an enclosed rear garden, with fencing and hedging to the perimeter. mature trees and shrubs.

To the side is access via a five bar wooden gate to the gravelled driveway allowing parking for several vehicles.

Outside lighting.

PLEASE NOTE THE ORCHARD GARDEN AT THE FRONT IS RETAINED BY THE LANDLORDS AND SO NOT PART OF THE LET.

ADDITIONAL INFORMATION

All the bills are separate and the water meter is for this house only and easy to access to read.

SERVICES

Mains electricity, water, & drainage are connected to the property.

The heating throughout is generated by an air source heat pump.

APPLIANCES

No appliances have been tested by the agents.

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.

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

MOBILE PHONE AND BROADBAND COVERAGE

The Ofcom website suggests there is a maximum download speed of 10000 Mbps is available at this postcode HU14 3PG. Mobile phone coverage for voice calls is available from EE and Vodafone is limited. O2 has likely coverage. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		78
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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: 0330 3030030

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 Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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