



Hellyer Close, North Ferriby, HU14 3JD
£1,000 Per Calendar Month



Platinum Collection

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LARGE FULLY FURNISHED 3 BEDROOM APARTMENT - BALCONY WITH SOUTHERLY ASPECT - This impressive apartment offers spacious and well planned accommodation in a purpose-built development situated off Woodgates Lane.

The property occupies a second floor position with a private balcony enjoying a southerly aspect. The apartment is accessed via an automatic communal entrance and a stairwell leads up to the apartment in addition to a dedicated lift.



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Key Features

- Stunning Second Floor Apartment
- 3 Generous Bedrooms (2 Fitted)
- Luxurious Bathroom + En-Suite
- Designated Parking Space
- Modern Integrated Kitchen
- Internal Lift + Intercom
- Spacious Living Room With South Facing Balcony
- EPC = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	73	73
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

NORTH FERRIBY

The picturesque village of North Ferriby lies approximately eight miles West of Hull and approximately ten miles to the south of the market town of Beverley. The village is well served with local shops, sporting and primary school facilities and offers excellent road and rail connections via the A63/M62 motorway and the Humber Bridge. A train station is situated in the village and a main line station at nearby Brough.

ENTRANCE HALL

The entrance hall provides access to the apartments internal accommodation, with a deep cupboard housing a boiler and a second storage cupboard. There is a wall mounted video intercom system allowing remote access to the building, a laminate floor runs throughout and there is a hatch allowing access to a boarded loft space which is ideal for storage

LIVING ROOM

Enjoying an abundance of natural light with full height glazed doors opening to an external balcony with a southerly aspect, the spacious reception room provides ample space for a living room suite

BREAKFAST KITCHEN

Perfectly sized to accommodate the fitted kitchen and a breakfast table, with a comprehensive selection of sleek wall and base units mounted with contrasting work surfaces. There is an inset sink unit with mixer tap, integral appliances which include an oven/grill and microwave oven, electric hob beneath an extractor hood with stainless steel splashback, fridge freezer, dishwasher and wine cooler. There is a window to the south elevation

BEDROOM 1

The master bedroom is of double proportions and benefits from fitted wardrobes, matching drawers and bedside cabinets. There are en-suite facilities off

EN-SUITE

The well appointed en-suite shower room is fully tiled and fitted with a large walk-in shower enclosure with a glazed full height screen and a thermostatic shower, WC and wash basin. There is tiling to the walls and floor, chrome heated towel rail, fitted storage unit and a large wall mounted mirror

BEDROOM 2

A second double bedroom with fitted wardrobes, drawers and bedside cabinets. A laminate floor runs throughout

BEDROOM 3

A generous sized third bedroom with a laminate floor throughout

BATHROOM

A luxurious bathroom suite fitted with a freestanding bath, WC and pedestal wash basin. There are fully tiled walls and floor, a chrome heated towel rail and a large wall mounted mirror

COMMUNAL AREAS

The property is set within established private grounds where there are communal garden areas boasting established planting and shrubbery to the perimeter boundaries and the gardens are predominantly laid to lawn. A secure communal bike store is available to the residents

PARKING

There is allocated parking for the apartment in addition to visitor spaces within the carpark

TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)
We will require One Months rental in advance.
Bond/Deposit equal to One Months rent.
Sorry - No smokers.
Holding Deposit - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance (£230.77). The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If you application is successful, the holding deposit then forms part payment of your first months rent.

GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are connected to the property.

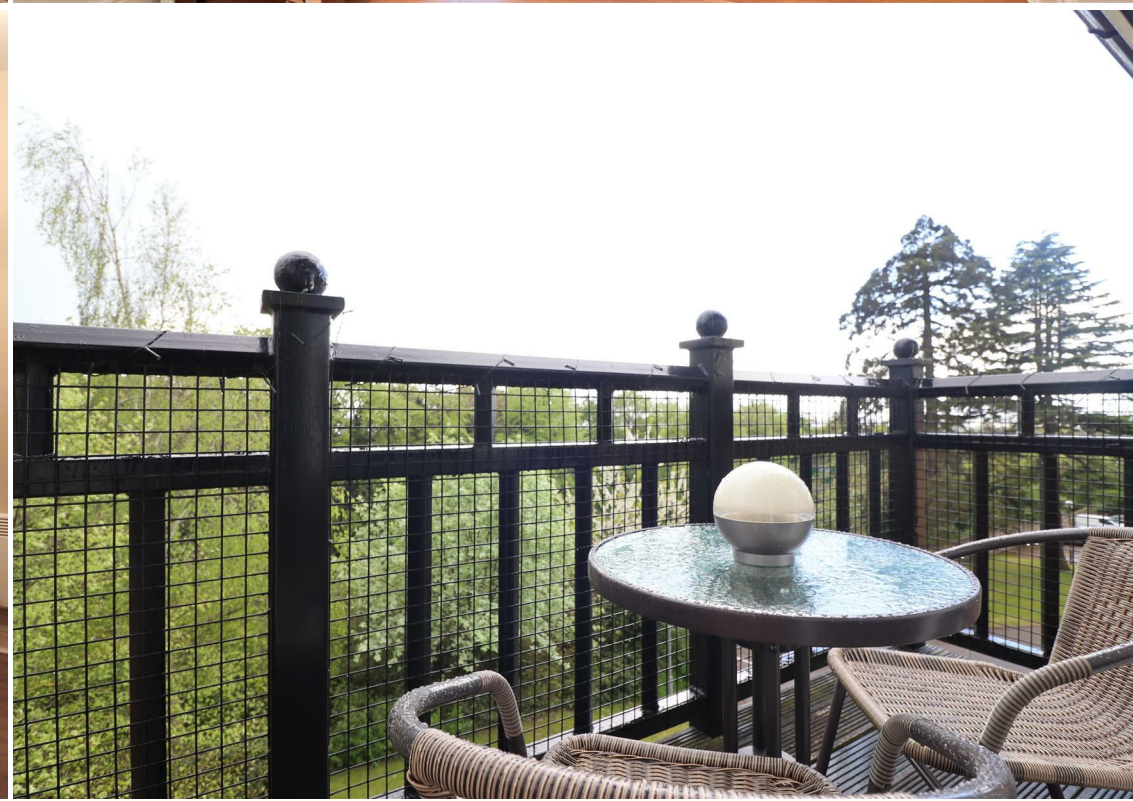
CENTRAL HEATING - The property has the benefit of an electric central heating system to panelled radiators.

DOUBLE GLAZING - The property has the benefit of uPVC double glazed frames.

SECURITY - The property has the benefit of an installed video intercom system.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band E. (East Riding Of Yorkshire). We would recommend a tenant make their own enquiries to verify this.

AGENTS NOTES



Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property. Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure.

In compliance with NTSTEAT Guidance on Referral

Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £120 Hamers£100 Lockings Solicitors £100



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