

**MOUNT PLEASANT  
HIGH STREET  
SOUTH FERRIBY  
BARTON ON HUMBER  
NORTH LINCOLNSHIRE  
DN18 6HZ**



**TO LET**

**Detached four bedroomed house located in the middle of the village with garden, outbuildings and off road parking. Gas fired central heating. UPVC windows. New bathroom and recently decorated throughout.**

**RENT £895 pcm - UNFURNISHED**

**MOUNT PLEASANT  
HIGH STREET  
SOUTH FERRIBY  
NORTH LINCOLNSHIRE**

**GENERAL REMARKS**

A detached cottage which has been renovated to provide accommodation in a series of spacious, large rooms. The outbuildings provide extra storage space. The house lies close to the centre of the village.

**ACCOMMODATION**

**Ground Floor:**

**Hallway  
Shower Room  
Lounge  
Dining Room  
Kitchen**

**First Floor:**

**Landing  
Bedroom 1  
Bedroom 2  
Bedroom 3  
Bedroom 4  
Bathroom**

**Outside:**

Outside there are a series of outbuildings, and garaging and garden.



**SERVICES**

We understand all main services are connected to the property. Central heating is to radiators from a gas fired boiler.

**COUNCIL TAX**

The Council Tax is Band C with the annual charge for 2022/2023 being approximately £1,781.

**TENANCY**

The property is available, unfurnished, under an Assured Shorthold Tenancy for an initial term of 6 months, which may continue thereafter at the Landlords discretion.

The rent is payable monthly in advance by standing order, with the Tenant paying all outgoings.

**A refundable deposit of £1,000 will be collected at the start of the tenancy, together with the first months rent of £895. The deposit will be returned at the end of the tenancy provided the Tenant has fulfilled all obligations.**

**APPLICATION**

Initial applications should be made direct with Jas Martin & Co. using the form on our website at [www.jasmartin.co.uk](http://www.jasmartin.co.uk)

Viewings will be arranged thereafter which are **STRICTLY BY APPOINTMENT WITH THE AGENTS.**

**References and a financial check will be required for the successful applicant agreement.**

Energy Performance Certificate available upon request from Letting Agents.

# Energy performance certificate (EPC)

Mount Pleasant  
High Street  
South Ferriby  
BARTON-UPON-HUMBER  
DN18 6HZ

Energy rating

**D**

Valid until: **26 June 2032**

Certificate number: **8332-8726-2100-0117-7226**

Property type

Detached house

Total floor area

175 square metres

## Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82   B
69-80	C		
55-68	D	62   D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

the average energy rating is D  
the average energy score is 60