



New Bungalow Main Street Skipsea
Driffield

YO25 8SJ

TO LET

£795 pcm

3 Bedroom Detached Bungalow

■ Ulllyotts ■
EST 1891

01377 253456

New Bungalow, Main Street, Skipsea, Driffield YO25 8SJ

UPVC FRONT ENTRANCE DOOR

Opening into

ENTRANCE HALL

Carpet. Radiator. Two central light fittings. Smoke alarm. Straight flight staircase to first floor. Doors to

LOUNGE

14' 6" x 14' 5" (4.42m x 4.39m)

Open fire in stone surround. Carpet. Two radiators. Three-shade central light fitting. Two wall lights. Curtain pole and curtains*. Vertical blinds*.

INNER HALLWAY

Carpet. Doors to shower room and

KITCHEN

11' 7" x 8' 8" (3.53m x 2.64m)

Stainless steel sink unit and a range of built-in cupboards and wall-mounted cupboards. "Hotpoint EW52" slot in oven*. Two roller blinds*. Central light fitting. Tiled splashbacks. Radiator. Door to

UTILITY ROOM

9' 5" x 5' 3" (2.87m x 1.6m)

Vinyl flooring. Oil-fired "Trianco" central heating boiler. Door to rear and door to

DINING ROOM

13' 6" x 12' 6" (4.11m x 3.81m)

Carpet. Radiator. Vertical blinds*.

SHOWER ROOM

7' 11" x 5' 6" (2.41m x 1.68m)

Double width shower cubicle with sliding door and plumbed in shower, pedestal wash hand basin and low-level WC. Wall tiling throughout. Mirrored cabinet*.

GROUND FLOOR BEDROOM

13' 9" x 12' 4" (4.19m x 3.76m)

Built-in wardrobes and dressing table with drawers. Bedside units*. Overhead cupboards and built-in wardrobes. Central light fitting and wall light. Radiator. Carpet.

LANDING

Carpet. Velux roof light. Airing cupboard housing "Gledhill" vented hot water cylinder.

BEDROOM TWO

14' 7" x 13' 10" (4.44m x 4.22m)

Carpet. Radiator. Central light fitting. Eaves storage.

BEDROOM THREE

14' 1" x 13' 0 [max]" (4.29m x 3.96m)

Carpet. Radiator. Central light fitting. Eaves storage.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

CENTRAL HEATING

Oil-fired central heating.

GARAGE

19' 5" x 18' 8" (5.92m x 5.69m)

Double brick built garage with electric roller door and personal door. Power and light.

PARKING

Off-road parking available on driveway.

GARDENS

Lawned garden to the front. To the rear is a Lawned area, vegetable plot and borders. Workshop and Timber shed attached to the garage.

COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

ENERGY PERFORMANCE CERTIFICATE

Once available, the Energy Performance Certificate for this property will be available on the internet. Rating awaited.

SERVICES

Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £795.00

Damage Deposit: £795.00

Total: £1590.00

NOTE

Heating systems and other services have not been checked.

All measurements are provided for guidance only.

None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

Floor plans are for illustrative purposes only.

* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Please visit our website www.ullyotts.co.uk - Viewings will only be arranged following receipt of a completed application.

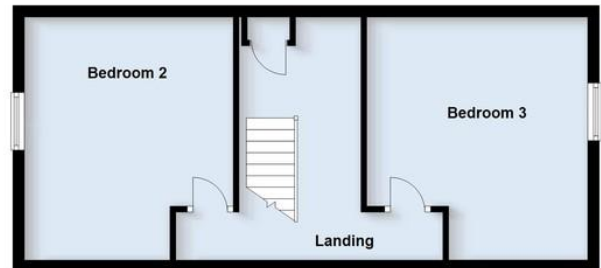
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately

Ground Floor



First Floor



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