



1 Rose Cottage
Long Riston
HU11 5JF

TO LET

£595 pcm

2 Bedroom End Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

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ENTRANCE HALL

With uPVC double glazed door and window with staircase to the first floor and under stairs storage cupboard. Wall light fitting. Carpet. Smoke Alarm.

LIVING ROOM

14' 4" x 10' 0" (4.37m x 3.05m)
Brick fireplace and open fire. Central light fitting*. Venetian blind*. Wooden flooring. Radiator.

KITCHEN

14' 2" x 5' 8" (4.32m x 1.73m)
A range of base units, wall units and drawers with stainless steel sink and mixer tap, double electric oven and ceramic hob. Tiled flooring. Central light fitting. Radiator.

REAR LOBBY

With uPVC glazed door. Breakfast bar. Walk-in store with work top and plumbing for washing machine. Tiled flooring. Radiator.

BATHROOM

Three-piece suite comprising bath with electric shower over, wash hand basin and low level WC. Central light fitting. Fully tiled walls & vinyl flooring. Mirrored corner cupboard*. Towel rail* and Toilet roll holder*. Roller blind*. Extractor fan. Radiator.

FIRST FLOOR LANDING

With built-in cupboard housing the central heating boiler. Wall light. Smoke Alarm. CO Alarm. Carpet.

BEDROOM 1

14' 4" x 10' 0" (4.37m x 3.05m)
With two fitted wardrobes. Carpet. Central light fitting. Radiator.

BEDROOM 2

14' 4" x 5' 10" (4.37m x 1.78m)
Carpet. Central light fitting. Venetian blind*. Radiator.

STUDY

6' 11" x 5' 10" (2.13m x narrowing to 1.78m)
Carpet. Central light fitting. Radiator.

GARDEN

Rear yard area with flower bed.

GARAGE

Detached single garage with up and over door and light and power.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band E.

PAYMENTS

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

One month's rent: £595.00

Damage Deposit: £595.00

Total: £1190.00

SERVICES

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

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.

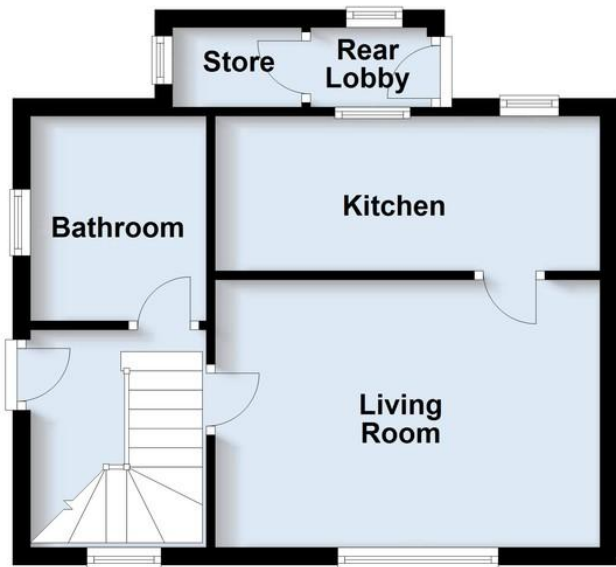
VIEWING

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

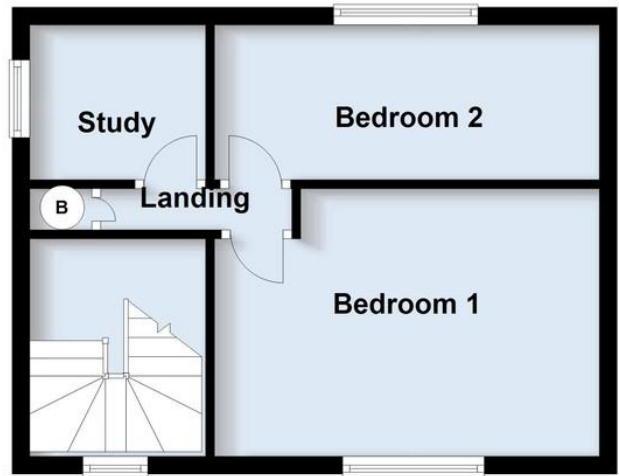
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),
is approximately 68 sq m

Ground Floor



First Floor



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