



19 Wharram Field
Beeford
YO25 8AX

TO LET

£700 pcm

2 Bedroom Semi-Detached Bungalow

■ **Ulllyotts** ■
EST 1891

01377 253456

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Beeford

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UPVC GLAZED SIDE ENTRANCE DOOR

Opening into:

ENTRANCE HALL

With built-in storage cupboard and vinyl flooring. Central light fitting. Radiator. Smoke alarm. Doors to:

LOUNGE

17' 1" x 12' 0" (5.23m x 3.68m)

Electric fire. Two central light fittings. Carpet. Vertical blinds*. Curtain pole*. Radiator.

KITCHEN

13' 1" x 8' 9" (3.99 [max]m x 2.68 [max]m)

Built-in range of units and stainless-steel sink. Tiled splashbacks. Built-in "BEKO" four-ring hob and electric oven with a chimney style cooker hood. Central light fitting and shade*. Laminate flooring. Vertical blinds*. Ideal boiler and CO monitor. Radiator.

BEDROOM 1

12' 6" x 12' 2" (3.82m x 3.71m)

With built in cupboard. Central light fitting. Roller blind*. Carpet. Radiator.

BEDROOM 2

11' 5" x 9' 1" (3.49m x 2.78m)

Storage cupboard. Laminate flooring. Central light fitting. Radiator.

BATHROOM

Panelled bath with 'rainfall' shower over and glass shower screen. Wall tiling around bath. Low level WC and "marble" wash bowl with mixer tap on a drawer unit.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

DOMESTIC HOT WATER

Provided by the gas boiler.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDEN

Lawned gardens to both front and rear.

GARAGE

There is a single timber-built garage providing off-road parking on the drive.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

Band D.

PAYMENTS

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

One month's rent: £700.00

Damage Deposit: £700.00

Total: £1,400.00

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.

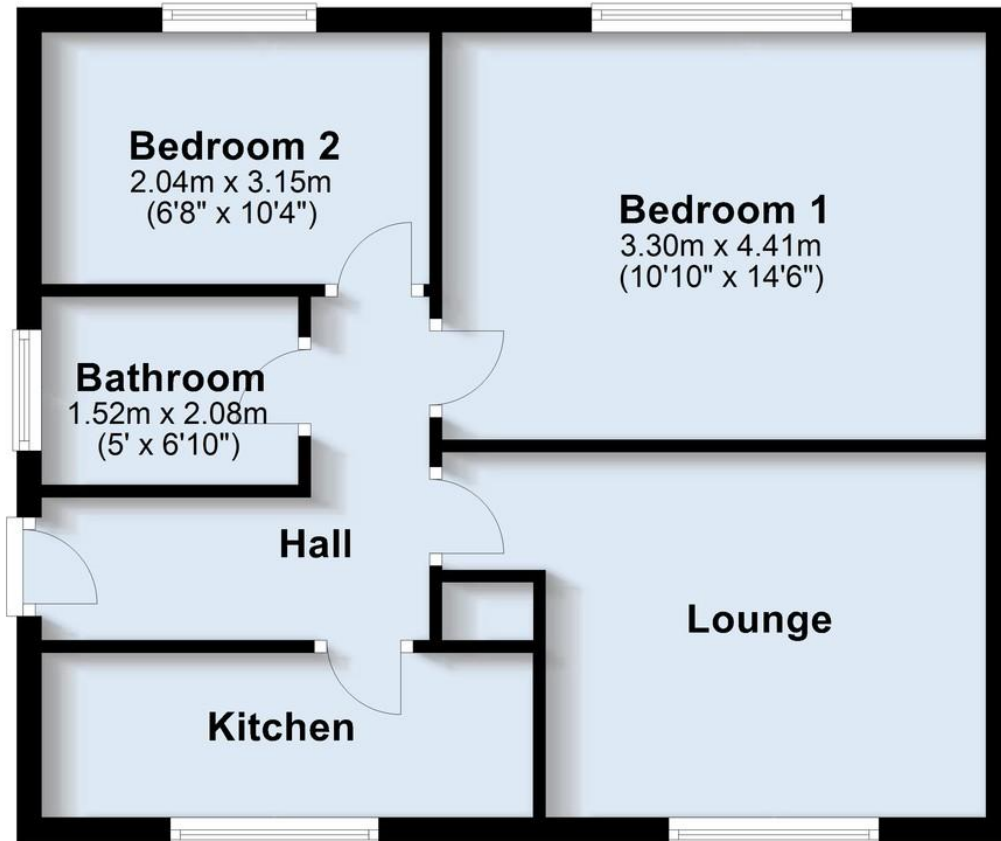
VIEWING

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 64 sq m

Ground Floor



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