



18 Morton Lane
Beverley
HU17 9DB

TO LET

£725 pcm

2 Bedroom End Terraced House

■ **Ulliyotts** ■
EST 1891

01377 253456

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Beverley

HU17 9DB

COMPOSITE FRONT DOOR

Opening into

ENTRANCE HALL

Radiator. Central light fitting and shade*. Mains smoke alarm. Curtain pole*. Straight flight staircase to first floor. Door to

LOUNGE

15' 0" x 10' 9" (4.59m [into bay] x 3.29m [into alcoves])

Coal effect electric fire with "marble" surround and hearth. 3-shade central light fitting. Understairs cupboard with light. Three venetian blinds*, curtain pole* and curtains*. Door to

DINING KITCHEN

13' 11" x 8' 10" (4.25m x 2.70m)

Full range of built-in cupboards and drawers. Stainless steel one and a half bowl stainless steel sink. Tiled splashbacks. Built-in "Kingswood" electric oven and electric four-ring hob with extractor above. Freestanding "Siemens" Washing machine* and freestanding "Hotpoint" fridge/freezer*. Venetian blind*. French doors to patio. Curtain pole* and curtains*. Vinyl flooring. Two central light fittings. Radiator.

LANDING

Carpet. Central light fitting and shade*. Mains smoke alarm. Loft access. Doors to

BEDROOM 1 (FRONT)

11' 6" x 13' 11" (3.51m x 4.26 [into alcoves]m)

Carpet. Radiator. Curtain pole*, curtains* and venetian blind*. Central light fitting. Overstairs cupboard.

BEDROOM 2 (REAR)

10' 4" x 7' 5" (3.17m x 2.28m)

Central light fitting and shade*. Carpet. Radiator. Curtain pole*.

BATHROOM

6' 5" x 6' 2" (1.96m x 1.88m)

White suite comprising P-shaped bath with shower over. Fully tiled around bath/shower area. Wash hand basin in vanity unit and built-in WC. Mirror*. Ladder-style towel radiator. Vinyl flooring. Downlighters.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the central heating system.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDEN

Front forecourt. Low maintenance gravelled garden to the rear with large patio. Timber shed*. Outside tap. Outside light.

PARKING

There is allocated off-road parking next to the rear gateway for two vehicles.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band C.

PAYMENTS

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

One month's rent: £725.00

Damage Deposit: £725.00

Total: £1,450.00

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.

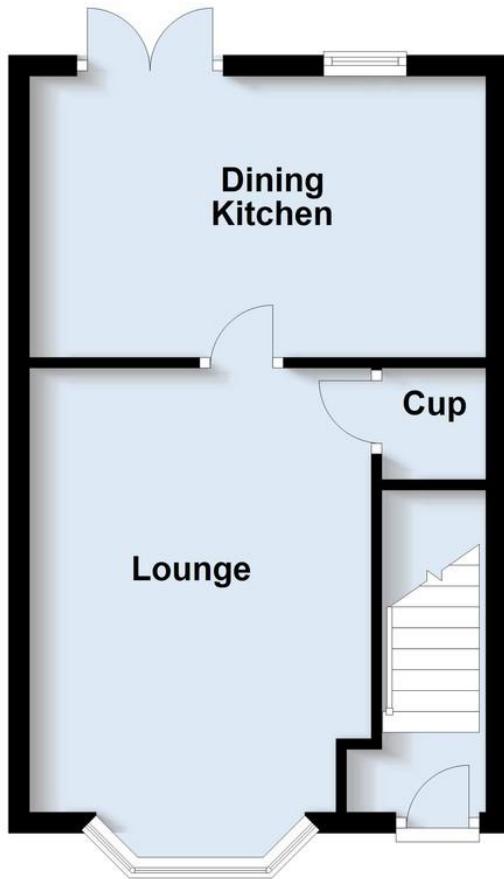
VIEWING

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

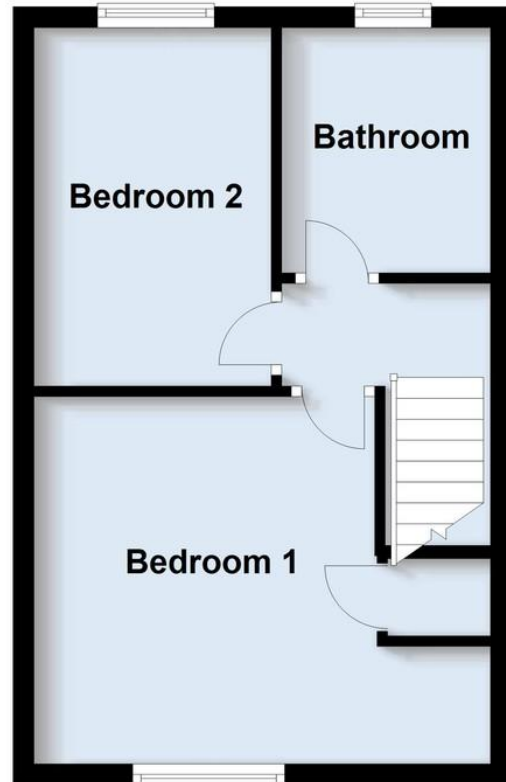
Regulated by RICS

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

Ground Floor



First Floor



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