



35 Mill Lane  
Beverley  
HU17 9JD

TO LET

£650 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■

EST 1891

01377 253456

# 35 Mill Lane

## Beverley

### HU17 9JD

#### ACCOMMODATION

##### UPVC FRONT ENTRANCE DOOR

Opening into:

##### LIVING / DINING ROOM

22' 4" x 11' 1" (6.81m x 3.38m)

Original range (decorative only). Carpet. Two radiators. Two central light fittings (3-lights). Venetian blind\*. Built-in understairs cupboard. Staircase to first floor. Opening into:

##### KITCHEN

11' 1" x 6' 11" (3.38m x 2.11m)

Stainless steel sink unit. Full range of built-in cupboards. Tiled splashbacks. Strip light. "New World" gas cooker\*. Space for fridge-freezer. Cooker hood. Vinyl flooring. Door to:

##### REAR HALLWAY

6' 5" x 2' 7" (1.96m x 0.79m)

With plumbing for washing machine. Freestanding "Indesit" washing machine\*. Door to:

##### BATHROOM

5' 10" x 5' 6" (1.78m x 1.68m)

White suite comprising panelled bath with plumbed-in shower over. Wash hand basin with cupboard. Low-level WC. Ladder-style radiator. Extractor fan. Central light fitting.

##### LANDING

Carpet. Central light fitting. Doors to:

##### BEDROOM 1 (FRONT)

11' 2" x 10' 11" (3.4m x 3.33m)

Carpet. Curtain pole\* and curtains\*. Central light fitting and shade\*. Single mirrored wardrobe\*. Radiator.

##### BEDROOM 2 (REAR)

11' 1" x 8' 6" (3.38m x 2.59m)

Carpet. Radiator. Central light fitting and shade\*. Over stairs cupboard housing "Worcester" gas central heating boiler and additional over stairs storage. Two wardrobes\* and desk with storage\*.

##### GARDEN

Gated yard to front. Private patio to rear. Shed\*.

##### PARKING

On-street parking only.

#### CENTRAL HEATING

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

#### DOUBLE GLAZING

Sealed units in uPVC surrounds throughout.

#### 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 D.

#### 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: £650.00

Damage Deposit: £650.00

Total: £1300.00

#### 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.

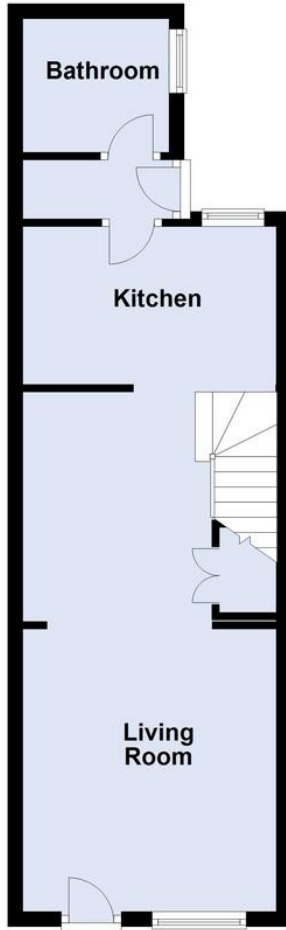
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

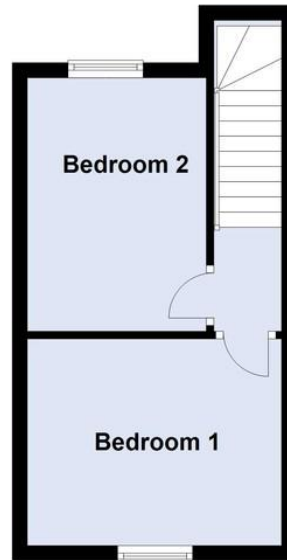
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 58 sq m

**Ground Floor**



**First Floor**



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