



30 Armistice Park  
East Yorkshire  
YO25 5AN

TO LET

**£795 pcm**

3 Bedroom End Terraced House

■ **Ulllyotts** ■  
EST 1891

01377 253456

# 30 Armistice Park

## East Yorkshire

### YO25 5AN

#### ENTRANCE HALL

Storage cupboard housing Ideal boiler. Two central light fittings with shades\*. Fitted coir doormat and vinyl flooring. Mains smoke alarm. Staircase to first floor. Radiator.

#### CLOAKROOM / WC

Low level WC and pedestal wash hand basin with tiled splashback. Downlight. Vinyl flooring. Extractor fan. Radiator.

#### DINING KITCHEN

14' 11" x 6' 6" (4.57m x 2.00m)  
With a built-in range of base and wall cupboards. Stainless steel sink with tiled splashback. Built-in gas hob with extractor hood over. Built in 'Indesit' electric oven. Washing machine\*. Fridge freezer\*. Four spot light fitting and central light fitting with shade\*. Roman blind\*. Vinyl flooring. Extractor fan. Radiator.

#### LOUNGE

13' 5" x 8' 10" (4.09m x 2.71m)  
Central light fitting and shade\*. Carpet. Curtain pole\* and curtains\*. Roman blind\*. Two radiators. Patio doors to garden.

#### LANDING

Central light fitting and shade\*. Carpet. Smoke Alarm.

#### BEDROOM TWO

13' 4" x 9' 2" (4.07m x 2.80m)  
Central light fitting and shade\*. Carpet. Curtain pole\* and curtains\*. Radiator.

#### BEDROOM THREE

7' 11" x 6' 4" (2.42m x 1.94m)  
Central light fitting and shade\*. Carpet. Curtain pole\* and curtains\*. Radiator.

#### BATHROOM

6' 5" x 6' 4" (1.98m x 1.94m)  
With white three piece suite comprising panelled bath with shower attachment, low level WC and pedestal wash hand basin with tiled splashback. Half tiled around bath. Central light fitting and shade\*. Extractor fan. Vinyl flooring. Radiator.

#### SECOND FLOOR LANDING

With door and access to stairs and master bedroom. Central light fitting and shade\*. Carpet. Curtain pole\* and net curtain\*.

#### MASTER BEDROOM

13' 1" x 9' 10" (4.01m x 3.01m)  
Central light fitting and shade\*. Carpet. Smoke alarm. Radiator. Door to:

#### ENSUITE

13' 3" x 4' 7" (4.04m x 1.41m)  
Fully tiled enclosed shower cubicle with plumbed in shower. Low level WC and pedestal wash hand basin with tiled splashback. Velux window. Extractor fan. Radiator.

#### GARDEN

Side lawn and border to the front and enclosed lawned rear garden with patio area.

#### PARKING

The property benefits from off-road parking on front driveway.

#### CENTRAL HEATING

The property benefits from gas fired central heating.

#### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

#### COUNCIL TAX BAND

East Riding of Yorkshire council tax band B.

#### ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band B.

#### 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

#### SERVICES

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

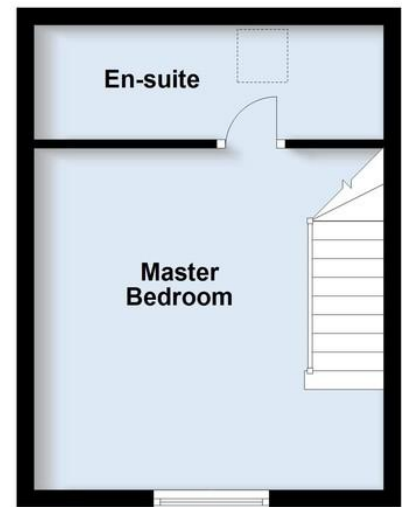
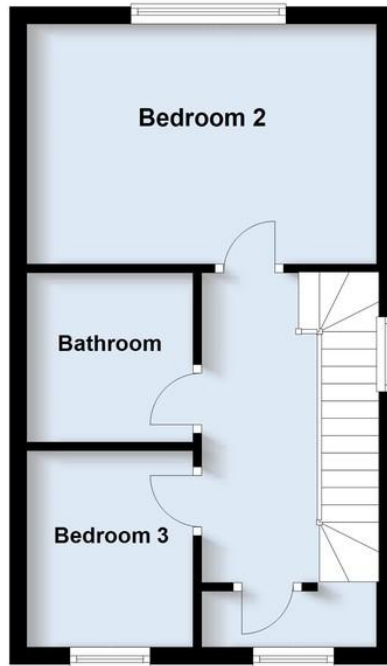
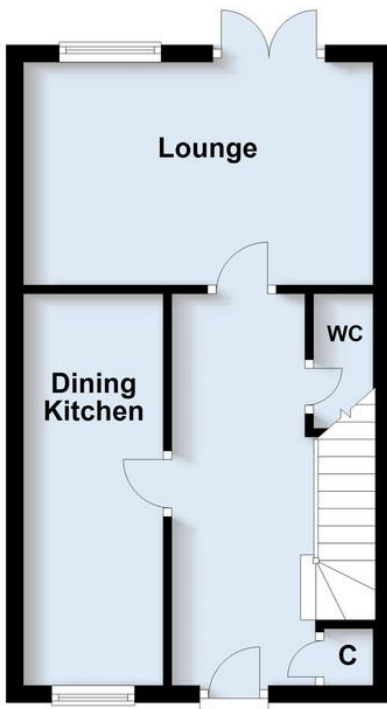
#### NOTE

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](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 90 sq m



# ■ Ulllyotts ■

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