



10b Middle Street  
Nafferton  
YO25 4JS

TO LET

£625 pcm

2 Bedroom Semi-Detached House

■ Ulllyotts ■  
EST 1891

01377 253456

# 10b Middle Street

## Nafferton

### YO25 4JS

#### ACCOMMODATION

##### FRONT ENTRANCE DOOR

Opening into

##### LOUNGE

16' 3" [MAX] x 11' 11" [MAX] (4.95m x 3.63m)  
Laminate flooring. Central light fitting and shade\*. Mains smoke alarm. Curtains\* and curtain pole\*. 2 x venetian blinds. Straight flight carpeted staircase to first floor. Radiator. Door to

##### DINING KITCHEN

11' 11" x 9' 7" (3.63m x 2.92m)  
One and a half bowl stainless steel sink unit. Built-in "Prima" electric oven and four ring ceramic hob. Chimney style extractor hood. Built-in fridge/freezer\*. Plumbing for washing machine. Three single and one corner base units. Three single wall-mounted cupboards. Cupboard housing "Ideal Logic" central heating boiler. CO alarm. Five drawer unit. Heat detector. Venetian blind\*. Downlighters. Vinyl flooring. Radiator. Door to rear and door to

##### CLOAKROOM/WC

With low-level WC and wash hand basin over unit. Tiled splashback. Radiator. Central light fitting. Vinyl flooring. Extractor fan.

##### LANDING

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

##### BEDROOM 1 (FRONT)

11' 11" x 9' 8" (3.63m x 2.95m)  
Carpet. Central light fitting. Loft access. Curtains\* and curtain pole\*. Radiator.

##### BEDROOM 2 (REAR)

12' 0" x 9' 3" (3.66m x 2.82m)  
Built-in airing cupboard with radiator. Carpet. Central light fitting. Radiator. Curtain pole\*.

##### BATHROOM

With white suite comprising panelled bath with shower over and glass shower screen. Low-level WC and pedestal wash hand basin with tiled splashback. Vinyl flooring. Downlighters. Wall tiling around bath/shower area. Extractor fan. Mirrored cabinet\*. Radiator.

#### CENTRAL HEATING

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

#### DOUBLE GLAZING

Double glazing throughout.

#### PARKING

Off-road allocated parking for two vehicles to the rear of the property.

#### GARDEN

No forecourt garden. Small gravelled yard to rear. Outside tap. Security lighting.

#### 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.

#### 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: £625.00

Damage Deposit: £720.00

Total: £1345.00

#### 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.

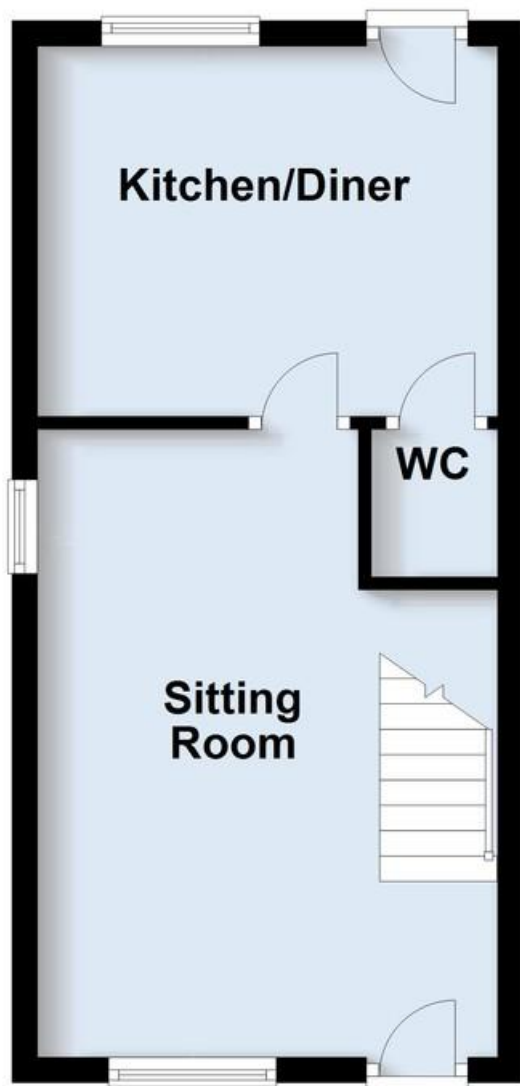
#### VIEWING

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

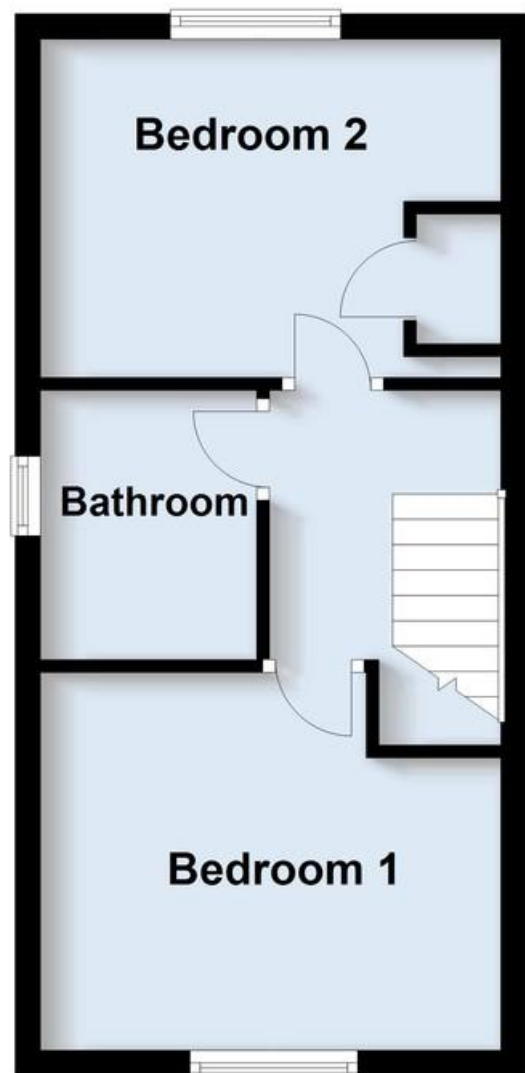
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 59 sq m

## Ground Floor



## First Floor





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EST 1891



## Driffield Office

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