



32 Eastlands
Nafferton
YO25 4LA

TO LET

£725 pcm

3 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

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ENTRANCE HALL

With straight flight carpeted staircase to first floor and under stairs cupboard housing wall mounted "Worcester" gas boiler. Smoke alarm. CO monitor. Vinyl flooring. Two curtain poles* and two door curtains* (front & rear). Central light fitting. Radiator. Door to rear and doors to

KITCHEN/BREAKFAST AREA

13' 5" x 10' 9" (4.09m x 3.28m)
Range of fitted units including one and a half bowl stainless steel sink unit. Two single, one double and one corner base unit, one three-drawer unit, and larder unit. Tiled splash backs. Built-in electric oven with four-ring ceramic hob and extractor hood above. Plumbing for washing machine. Central light fitting and shade*. Venetian blind*. Vinyl flooring. Fluorescent strip light. Radiator.

SITTING ROOM

13' 6" x 10' 8" (4.11m x 3.25m)
Central light fitting. Electric fire. Decorative wooden fire surround. Carpet. Radiator. Door to

CONSERVATORY

With doors opening into garden. One wall light fitting. Radiator.

LANDING

Carpet. Central light fitting. Window to side elevation. Venetian blind*. Smoke alarm. Doors to

BEDROOM 1 (FRONT)

13' 3" x 11' 7" (4.04m x 3.53m)
With airing cupboard housing hot water cylinder and immersion heater. Venetian blind*. Four coat hooks inside cupboard*. Carpet. Central light fitting. Radiator.

BEDROOM 2 (REAR)

10' 9" x 6' 10" (3.28m x 2.08m)
Carpet. Central light fitting. Venetian blind*. Radiator.

BEDROOM 3 (REAR)

10' 0" x 8' 9" (3.05m x 2.67m)
Carpet. Central light fitting and shade*. Venetian blind*. Radiator.

BATHROOM

White suite comprising panelled bath with "Triton Cara" electric shower over. Pedestal wash hand basin with cupboard under. Wall tiling. Vinyl flooring. Mirror*. Wooden towel rail*. Wooden toothbrush holder*. Shaving mirror*. Venetian blind*.

SEPARATE WC

Low-level WC. Vinyl flooring. Roller blind*. Central light fitting. Toilet roll holder*.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the central heating system and a stand-by immersion heater.

DOUBLE GLAZING

The property benefits from double glazing throughout.

GARDENS

Open plan lawned area to front and enclosed lawned garden to rear. Timber shed*.

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 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: £725.00
Damage Deposit: £835.00
Total: £1560.00

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.

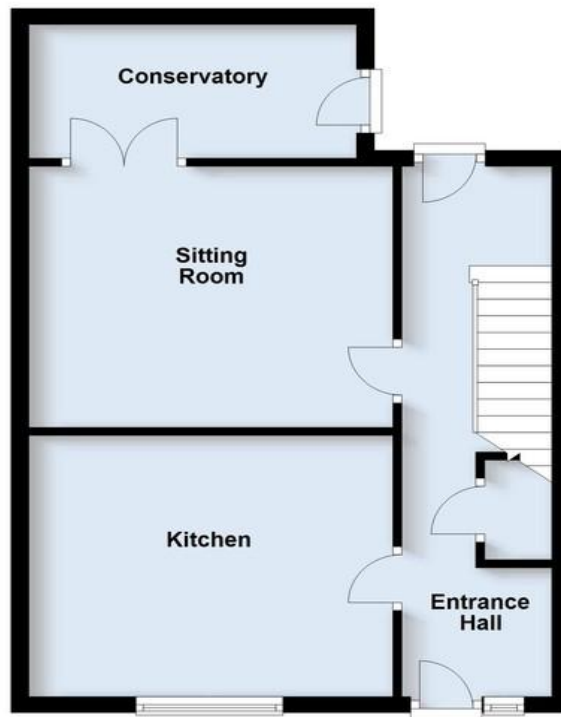
VIEWING

Please visit our website www.ullyotts.co.uk - 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

Ground Floor



First Floor



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