



70 Rowan Avenue
Beverley
HU17 9UN

TO LET

£895 pcm

3 Bedroom Detached House

■ **Ulllyotts** ■
EST 1891

01377 253456



3



2



2



Garage



Gas Central Heating

70 Rowan Avenue, Beverley, HU17 9UN

BEVERLEY

Beverley is a market town, civil parish and the county town of the East Riding of Yorkshire, located between the River Hull and the Westwood. The town is noted for Beverley Minster and architecturally-significant religious buildings along New Walk and other areas, as well as the Beverley Racecourse and the market place; the town itself is around 1,300 years old. It is located 8 miles north-west of Hull, 10 miles east of Market Weighton and 12 miles west of Hornsea.

ENTRANCE HALL

The property features a UPVC entrance door with glazed panels, opening into a welcoming entrance hall. The floor is finished with laminate flooring, and the space includes a radiator and a central light fitting with shade*. Additional fixtures include coat hooks*, a curtain rail*, and a smoke alarm.

A straight-flight staircase leads to the first floor, with an internal door providing access to the lounge.

LOUNGE

12' 2" x 16' 8" (3.72m x 5.09m)

A bright and spacious living area featuring a large bay window to the front elevation, complete with curtain rail* and venetian blind*. The room is enhanced by a gas fire with wooden surround and marble hearth. Additional features include two central ceiling light fittings, laminate flooring and a radiator.

DINING ROOM

9' 8" x 7' 1" (2.96m x 2.17m)

Accessible via an open archway from the living room, the dining area features patio doors to the rear garden which are fitted with a curtain pole*. The room also includes a central ceiling light fitting, laminate flooring, and a radiator.



Accommodation

KITCHEN

14' 7" x 7' 9" (4.45m x 2.38m)

A well-equipped kitchen fitted with a range of wall and base units, complemented by a worktop and tiled splash backs. A window to the rear elevation, fitted with a venetian blind*, while an inset stainless steel sink with drainer and mixer tap sits conveniently below. Appliances include an electric hob with extractor fan above and electric oven below. Space and plumbing for a washing machine and dishwasher and space for a tall fridge freezer. The kitchen also houses the wall-mounted central heating boiler. Additional features include a central ceiling light fitting, vinyl flooring, radiator and a door providing access to the rear hallway.

REAR HALLWAY

The hallway provides access to the WC and a half glazed side door with curtain rail* leads to the driveway and garage, with further access to the garden. Also featuring a central spotlight and radiator.

WC

The WC comprises a low-level toilet, wash hand basin with splash back, mirror* and shelf*. There is a window to the side fitted with a venetian blind*, spotlight fitting, tiled flooring and a radiator.

LANDING

Carpeted stairs and landing with hand rail, leading to the first floor. There is a side window fitted with a venetian blind*, along with a central light fitting with shade*, smoke alarm and loft hatch. Doors provide access to the bedrooms and bathroom.

BEDROOM ONE

10' 9" x 9' 3" (3.30m x 2.84m)

Master bedroom with en-suite, featuring built-in wardrobes to the sides and above the bed, shelving, and a front-facing window fitted with a venetian blind*. The room includes laminate flooring, a radiator, and a central light fitting.

ENSUITE

9' 3" x 3' 5" (2.83m x 1.06m)

The en-suite comprises an enclosed thermostatic shower with full tiling, low-level WC, and wash hand basin with mixer tap. The room is half-tiled throughout and includes a mirror*, glass shelf* and a side window fitted with a roller blind*. Finished with laminate flooring, radiator, central light fitting and an extractor fan.



BEDROOM TWO

9' 10" x 8' 7" (3.02m x 2.63m)

A well-proportioned bedroom featuring a rear-facing window fitted with a venetian blind* and curtain pole*, complemented by laminate flooring, a central light fitting, and a radiator.

BEDROOM THREE

7' 10" x 6' 6" (2.40m x 2.00m)

A bright and inviting bed room, benefiting from a rear aspect window complete with venetian blind* and curtain pole. The room is finished with laminate flooring, a central light fitting, and a radiator.

BATHROOM

7' 2" x 5' 10" (2.20m x 1.79m)

A modern family bathroom fitted with a three-piece suite, comprising a low-level WC, pedestal hand basin with mixer tap, and a panelled bath with mixer tap and electric shower over, complete with curtain rail*. The room is half tiled and enjoys natural light from a front-facing obscure-glazed window, fitted with venetian blinds*. Additional features include an over stairs storage cupboard, central ceiling light, extractor fan, mirror*, glass shelf*, vinyl flooring and a radiator.

GARDEN

Rear enclosed garden featuring patio doors opening onto a patio and gravelled area, with a decking section at the far end and a central lawn. The garden is fenced for privacy, includes an outside tap, and offers direct access to the driveway and garage.

PARKING

Side driveway providing parking for several vehicles and leading to the garage with wooden gates positioned centrally for added security and privacy.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire council tax band D.



ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. 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: £895.00

Damage Deposit: £1030.00

Total: £1925.00

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

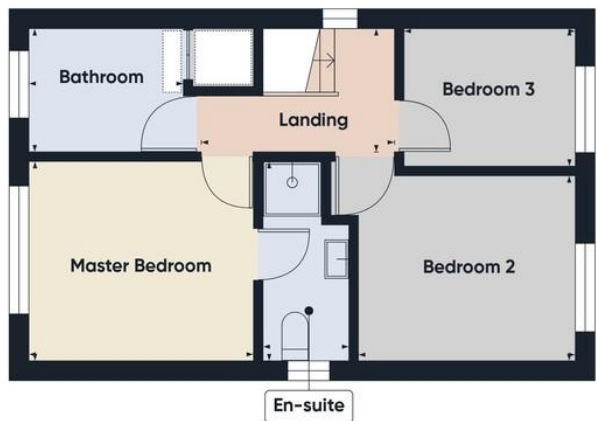
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 70 sq m (756 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

Ulllyotts
Estate Agents

Approximate total area^m
70.2 m²
756 ft²

Reduced headroom
0.2 m²
2 ft²

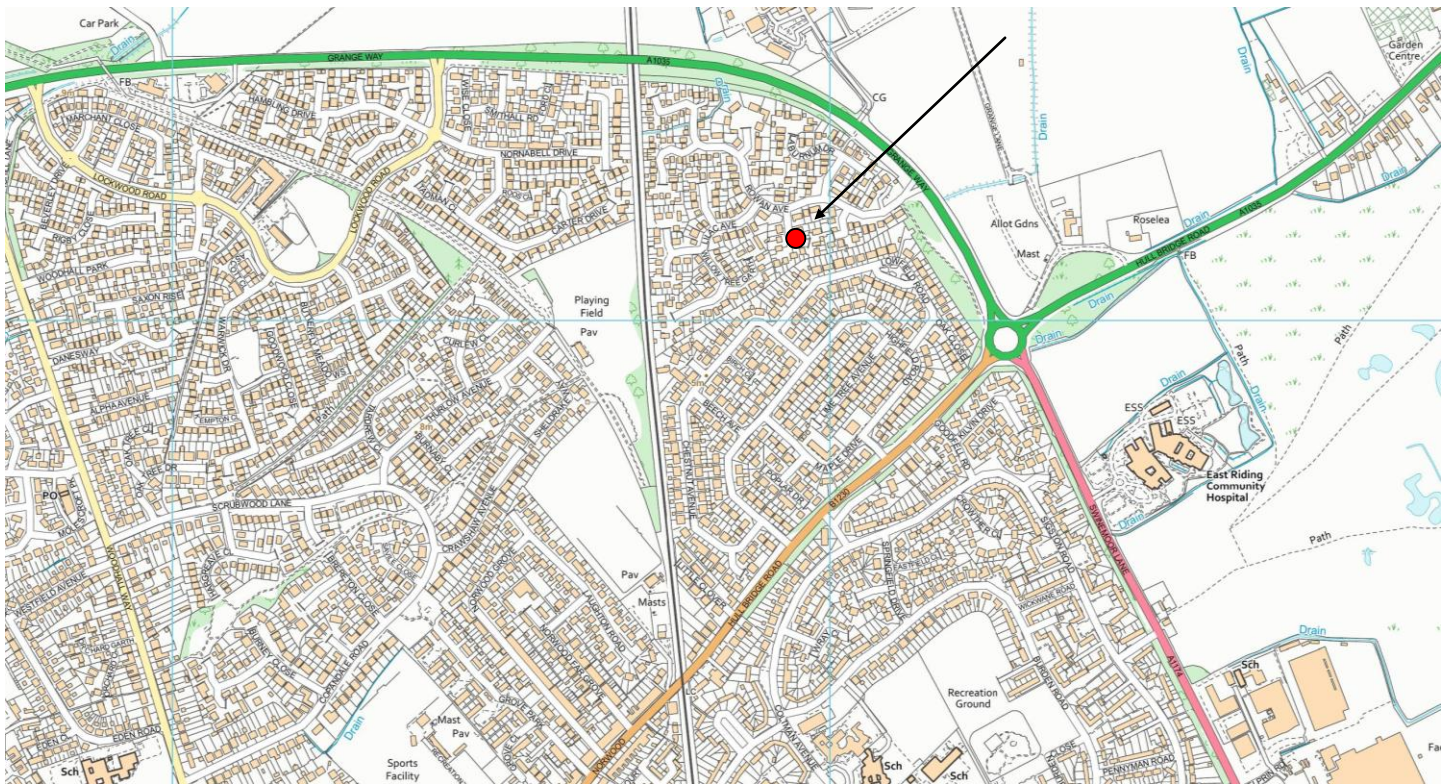
(1) Excluding balconies and terraces

Reduced headroom
Below 1.5 m/5 ft

Calculations reference the RICS IPMS
3C standard. Measurements are
approximate and not to scale. This
floor plan is intended for illustration
only.

GIRAFFE360

70 Rowan Avenue, Beverley



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