



49a Middle Street South  
East Yorkshire  
YO25 6PS

TO LET

£460 pcm

2 Bedroom Maisonette Flat

# 49a Middle Street South

## East Yorkshire

### YO25 6PS

#### ENTRANCE

A separate entrance featuring a straight-flight carpeted staircase with handrail leading to the first floor.

#### FIRST FLOOR LANDING

5' 3" x 2' 8" (1.61m x 0.82m)

A carpeted landing area with a central light fitting and smoke alarm. Stairs lead to the second floor with doors providing access to the adjoining rooms.

#### KITCHEN

10' 10" x 7' 4" (3.31m x 2.24m)

A well-equipped kitchen fitted with a stainless-steel sink unit with mixer tap, set over a range of base units including practical storage drawers. Matching wall-mounted cupboards and a laminate worktop with tiled splash backs provide a functional workspace. Appliances include a freestanding double electric oven\* a washing machine\* and a compact dishwasher\*. Large side storage cupboard with shelving and under stairs storage cupboard. Additional features include an electric radiator, central ceiling light fitting, heat alarm and vinyl flooring.

#### LOUNGE

12' 5" x 10' 3" (3.81m x 3.13m)

A bright and spacious lounge featuring a bay window to the front elevation, offering excellent natural light. The room benefits from a central ceiling light fitting, an electric radiator, and shelving to one wall. It is fully carpeted and includes a curtain pole\* with curtains\* and net curtains\*.

#### SECOND FLOOR LANDING

3' 6" x 2' 8" (1.08m x 0.83m)

Carpeted flooring, central light fitting, and a smoke alarm. Split level landing leading to:

#### BEDROOM ONE

12' 9" x 10' 5" (3.89m x 3.18m)

A generously sized double bedroom featuring built-in wardrobes and a storage cupboard with shelving. The room offers carpeted flooring, a central light fitting, and a window to the front elevation. Additional features include a set of drawers\*, an electric radiator, and a curtain pole\* with curtains\* and net curtains\*.

#### BEDROOM TWO

10' 8" x 7' 4" (3.27m x 2.24m)

A single bedroom with carpeted flooring and a rear-facing window fitted with vertical blinds\*. The room further benefits from a central light fitting and an electric heater.

#### BATHROOM

6' 6" x 5' 9" (1.99m x 1.76m)

A well-appointed bathroom featuring a three-piece suite comprising a bath with electric shower over and glass shower screen, pedestal wash hand basin, and low-level WC. The room is tiled around the bath and half-tiled behind the basin and WC. A rear-facing window with vertical blinds\* provides natural light. Additional features include a central light fitting, Dimplex electric fan heater, mirror\*, towel rail\*, toilet roll holder\*, and practical vinyl flooring.

#### CENTRAL HEATING

The property benefits from electric radiators and immersion heater.

#### DOUBLE GLAZING

Double glazing throughout.

#### PARKING

On-street parking only.

#### 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 E.

#### 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: £460.00

Damage Deposit: £530.00

Total: £990.00

#### 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 digitally calculated floor area is 46 sq m (494 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# ■ Ulllyotts ■

EST 1891



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 The Property  
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