



5 East End Cottages
North Dalton
YO25 9XA

TO LET

£690 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■
EST 1891

01377 253456

5 East End Cottages

North Dalton

YO25 9XA

ENTRANCE HALL

With staircase to first floor. Carpet. Radiator. Coat hooks*. Central light fitting. Smoke alarm. Door to:

DINING KITCHEN

15' 4" x 10' 4" (4.68m x 3.17m)

Composite sink and drainer. Built-in "Neff" double electric oven and four ring hob. Cooker hood. Plumbing for dishwasher and for washing machine. Fridge*. Freezer*. Cupboard housing Worcester "Danesmoor" central heating boiler. Tiled splashbacks. Vinyl flooring. Roller blind*. Under stairs storage cupboard. Two fluorescent lights. CO alarm. Door to:

LOUNGE

17' 6" x 13' 8" (5.35m [max] x 4.19m [max])

Open fire with tiled hearth and brick surround. Curtain pole*. Carpet. Two radiators. 3-shade central light fitting. Three wall lights. CO alarm. Two radiators. Patio doors to rear garden. Door to:

REAR HALLWAY

Carpet. Central light fitting. Radiator. Door to rear garden and door to:

WC

4' 6" x 4' 0" (1.39m x 1.22m)

Low level WC and wash hand basin. Vinyl floor covering. Central light fitting and extractor fan. Roller blind*. Radiator.

LANDING

Carpet. Central light fitting. Battery smoke alarm. Doors to:

BEDROOM 1 (FRONT)

12' 11" x 10' 7" (3.96 [max] x 3.24 [max])

Carpet. Central light fitting. Access to loft. Curtain pole* and curtains*. Built-in wardrobes and chest of drawers. Over stairs airing cupboard with hot water tank and immersion. Radiator.

BEDROOM 2 (REAR)

11' 10" x 7' 9" (3.62m x 2.38m)

Carpet. Central light fitting. Curtain pole* and curtains*. Radiator.

BATHROOM

10' 11" x 5' 7" (3.34 [max] x 1.72 [max])

Panelled bath, pedestal wash hand basin and low level WC. Shower cubicle with plumbed in shower. Wall tiling. Extractor fan. Central light fitting. Vinyl flooring. Radiator.

CENTRAL HEATING

Oil fired central heating to radiators.

DOMESTIC HOT WATER

Provided by the immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

GARDEN

Lawned garden to the rear.

There is access to the rear of the property for bins via the rear of No. 4 East End Cottages

PARKING

On-street parking available.

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 D.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £690.00

Damage Deposit: £795.00

Total: £1485.00

SERVICES

Mains water, drainage and electric. 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.

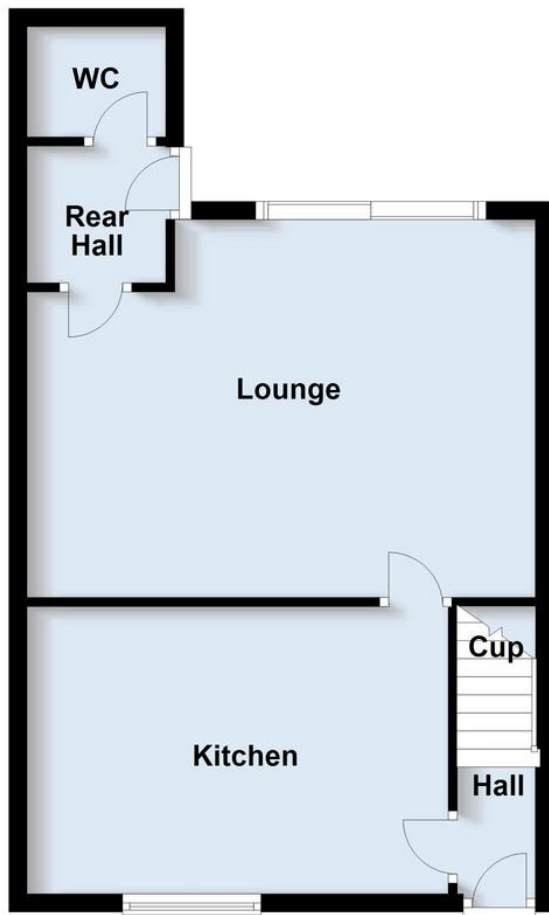
VIEWING

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

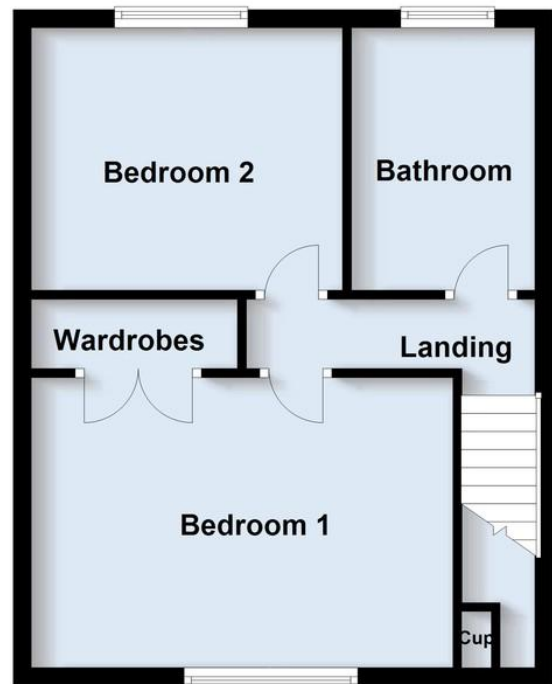
Regulated by RICS

The digitally calculated floor area is 80 sq m (861 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



■ Ulllyotts ■

EST 1891



Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

rightmove 

 RICS

 The Property
Ombudsman

Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations