



51 Minster Moorgate  
Beverley  
HU17 8HP

TO LET

£800 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456

# 51 Minster Moorgate

## Beverley

### HU17 8HP

#### TIMBER FRONT ENTRANCE DOOR

Opening into

#### SITTING ROOM

12' 2" x 12' 0" (3.71m x 3.66m)

Cast iron fireplace with gas coal-effect fire in situ. CO alarm. Carpet. Central light fitting and shade\*. Window seat and cushion\*. Curtain pole and curtains\*. Roman blind\*. Shelving to alcoves. Radiator. Door to

#### DINING ROOM

13' 7" x 12' 2" (4.14m x 3.71m)

Staircase to first floor. Carpet. Central light fitting and shade\*. Roller blind\*. Built-in understairs cupboard. Built-in wine rack and shelving. Window overlooking courtyard garden. Smoke alarm. Radiator. Door to

#### KITCHEN

17' 10" x 5' 8" (5.44m x 1.73m)

Asterite one and one-half bowl sink with mixer taps. Wall-mounted "Worcester" gas combination boiler. Built-in electric oven, four ring gas hob and extractor hood. Tiled splashbacks. One double, one corner and three single base units. Two single wall-mounted cupboards. Timber cladding to half-height on one wall. Ceramic floor tiles. Plumbing for washing machine. Loft access hatch. Two shelves\*. Corner display shelves\*. Downlighters. Window overlooking courtyard garden and door to garden. CO alarm. Radiator.

#### LANDING

Carpet. Central light fitting and shade\*. Smoke alarm. Staircase to second floor.

#### BEDROOM ONE

12' 3" x 10' 11" (3.73m x 3.33m)

Carpet. Cast iron fireplace (decorative only). Central light fitting and shade\*. Two single fitted wardrobes. Built-in storage cupboard. Curtain pole\* and curtains\*. Roman blind\*. Window seat.

#### BATHROOM

White suite comprising corner bath and mixer tap with shower attachment. Low-level WC and pedestal wash hand basin. Towel rail\*. Toilet roll holder\*. Two mirrors\*. Shower curtain\*. Vinyl flooring. Central light fitting. Wall tiled around bath/shower area. Radiator.

#### SECOND FLOOR BEDROOM TWO

15' 5" x 10' 9" (4.7m x 3.28m)

Curtain pole\* and curtain\*. Central light fitting (4-spot lighting

track\*). Shelved recess. Built-in wardrobes. Eaves storage cupboards. Loft access. Carpet. Smoke alarm. Radiator.

#### CENTRAL HEATING

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

#### GARDEN

Attractive, paved, south-facing rear garden. Summerhouse\*. Two outside lights to rear. Blue, green and brown bins\*

#### PARKING

There is on-street parking available with special arrangements for residents.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band C.

#### 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.

#### INSTRUCTIONS

There is a file in the property containing instructions for appliances, heating etc. This must remain in the property.

#### PAYMENTS

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

One month's rent: £800.00

Damage Deposit: £920.00

Total: £1720.00

#### 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 82 sq m (883 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





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