



9 Orchard Mews
Brandesburton
YO25 8PE

TO LET

£725 pcm

3 Bedroom Mid Terraced House

▪ **Ullyotts** ▪

EST 1891

01377 253456

9 Orchard Mews Brandesburton YO25 8PE

ENTRANCE HALL

3' 11" x 10' 0" (1.20m x 3.06m)

UPVC glazed entrance door from the rear with stairs leading to first floor. Central light fitting. Roman blind*. Mains smoke alarm. Vinyl flooring. Radiator.

LOUNGE

17' 5" x 14' 7" (5.31m x 4.46m)

Large window to the front and built in under stairs storage cupboard. Two central light fittings. Carpet. Curtains*. Venetian blind*. Radiator.

KITCHEN

10' 2" x 7' 4" (3.11m x 2.24m)

With a full range of kitchen cupboards and drawers. Stainless steel sink and drainer with mixer tap. Built in electric oven, gas hob and extractor hood over. Integrated dishwasher, space for washing machine and space for fridge freezer. Cupboard housing Ideal 'Espirit' combi boiler. Half tiled walls, extractor fan, heat sensor and CO alarm. Venetian blind*. Downlights. Vinyl Flooring. Radiator.

CLOAKROOM / WC

White two piece suite with low level WC and wash hand basin with vanity unit. Tiled splashbacks. Central light fitting.

Extractor Fan. Vinyl flooring. Radiator.

FIRST FLOOR LANDING

With built in storage cupboard and stairs leading to the second floor. Mains smoke alarm. Carpet.

BEDROOM ONE

14' 6" x 12' 2" (4.44m x 3.71m)

Central light fitting. Carpet. Two roman blinds*. Radiator.

BEDROOM TWO

7' 3" x 10' 0" (2.21m x 3.07m)

Built in storage cupboard. Central light fitting. Carpet. Curtains*. Radiator.

BATHROOM

6' 11" x 5' 10" (2.12m x 1.79m)

White three piece suite comprising panelled bath, pedestal wash hand basin and WC. Shower over bath and glass screen. Part tiled walls and splashbacks. Roller blind*. Towel rack*. Vinyl flooring*. Extractor fan and Radiator.

SECOND FLOOR LANDING

Carpet. Mains smoke alarm.

BEDROOM THREE

13' 8" x 11' 5" (4.17m x 3.50m) max.

Central light fitting. Carpet. Velux window with blind*. Eaves storage. Radiator.

GARDEN

Front garden with shrubs. Rear paved yard with borders and gated access leading to the courtyard parking space. Timber shed*.

PARKING

The property benefits from off-road allocated parking in rear courtyard.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND

East Riding of Yorkshire council tax band

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: £760.00

Damage Deposit: £875.00

Total: £1635.00

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.

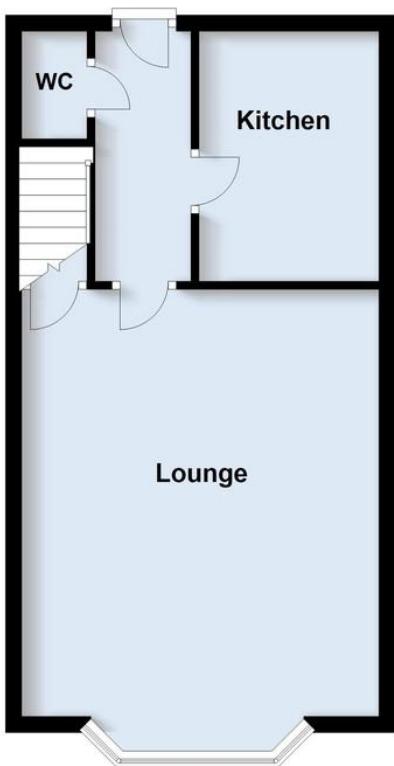
VIEWING

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

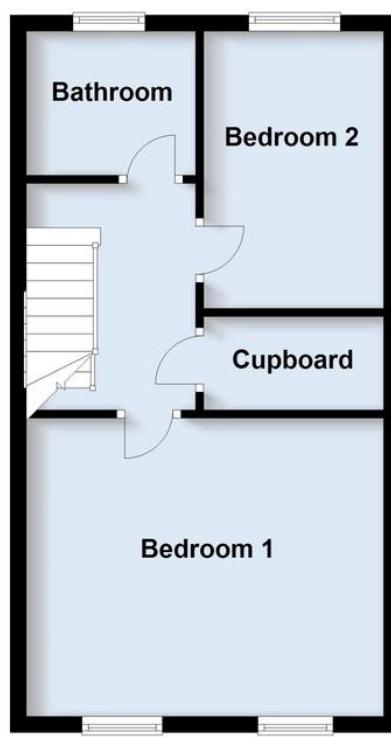
Regulated by RICS

The digitally calculated floor area is 92 sq m (990 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

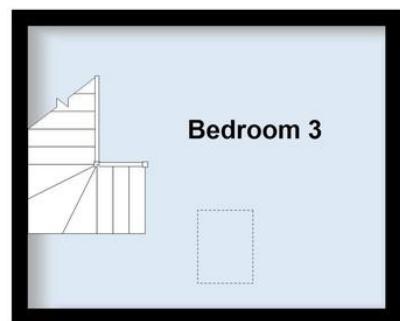
Ground Floor



First Floor



Second Floor



■ Ulliyotts ■

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