



Rose Villa Ruston Parva  
East Yorkshire  
YO25 4DG

TO LET

**£1,150 pcm**

3 Bedroom Detached Bungalow

■ **Ulllyotts** ■  
EST 1891

01377 253456

# Rose Villa, Ruston Parva

## East Yorkshire

### YO25 4DG

#### PORCH

With glazed door opening into:

#### ENTRANCE HALL

A spacious hall with built in storage cupboard. Additional airing cupboard housing hot water tank and immersion. Two central light fittings. Carpet. Radiator. Doors to:

#### LOUNGE

15' 11" x 15' 2" (4.86m x 4.63m) into alcoves

Decorative stone fireplace with hearth and facility to house electric stove. Central light fitting. Carpet. Two radiators.

#### DINING KITCHEN

21' 7" x 9' 11" (6.60m x 3.03m)

With a full range of built-in cupboards and drawers. Stainless steel one and a half bowl sink with mixer tap. Tiled splashbacks. Built in 'Hotpoint' electric double oven and built in 'Hotpoint' four ring electric hob. Built in cooker hood. Plumbing for dishwasher. Space for fridge freezer. Two central light fittings. Vinyl flooring. Radiator. Door to pantry with shelving.

#### BEDROOM ONE

15' 1" x 10' 11" (4.60m x 3.34m)

With built in wardrobe. Central light fitting. Carpet. Radiator.

#### BEDROOM TWO

12' 0" x 10' 11" (3.68m x 3.33m)

Central light fitting. Carpet. Radiator.

#### BEDROOM THREE (REAR)

10' 7" x 9' 11" (3.23m x 3.04m)

Central light fitting. Carpet. Radiator.

#### SHOWER ROOM

9' 10" x 6' 6" (3.02m x 2.00m) max.

Tiled walk in shower with sliding door and 'Mira' Sport electric shower. Wash hand basin with cupboard under. Low level WC. Central light fitting. Extractor fan. Vinyl flooring. Ladder style radiator.

#### BATHROOM

7' 4" x 5' 11" (2.26m x 1.81m)

With white suite comprising panelled bath and pedestal wash hand basin. Central light fitting. Extractor fan. Vinyl flooring. Ladder style radiator.

#### WC

5' 10" x 2' 11" (1.79m x 0.89m)

Low level WC. Wash hand basin with cupboard under. Central light fitting. Extractor fan

#### REAR PORCH

10' 5" x 6' 1" (3.18m x 1.86m)

Central light fitting. Vinyl flooring. UPVC door to rear.

#### UTILITY ROOM

10' 0" x 6' 0" (3.06m x 1.83m)

Central light fitting. Sink with cupboard under. Plumbing for washing machine. Vinyl flooring. Door to:

#### BOILER ROOM

12' 0" x 6' 0" (3.67m x 1.84m)

Oil fired 'Firebird Olympic' boiler. Vinyl flooring. Door to rear.

#### GARDEN

Large lawned gardens to front and rear.

#### PARKING

Off street parking available on driveway.

#### FLOOR AREA

From the Energy Performance Certificate the floor area for the property is stipulated as 117 square metres.

#### CENTRAL HEATING

The property benefits from oil fired central heating to radiators.

#### DOUBLE GLAZING

The property benefits from sealed unit 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

#### PAYMENTS

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

One month's rent: £1150.00

Damage Deposit: £1150.00

Total: £2300.00

#### SERVICES

Mains water and electric either available or connected. Oil heating system. Private drainage system. 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](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 117 sq m





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