



- 4 Bedrooms
- 2 Reception Rooms
- Kitchen/Diner
- Large Family Bathroom

- uPVC Double Glazing
- EPC Band D
- Council Tax Band D

High Street, Yaddlethorpe, DN17 2RJ,
Monthly Rental Of £1,100



Ideally situated within close proximity to the local amenities and walking distance to two local primary schools . The accommodation comprises of a spacious family bathroom and 3 bedrooms to the first floor, whilst downstairs boasts a living room, dining room, downstairs WC, a further bedroom and a large kitchen/diner. Outside the property has parking to front, enclosed rear garden. Additional benefits to the property are a gas central heating system, double glazing and new carpets. Holding fee - £253, Deposit - £1,269.



Entrance Hall

Having uPVC double glazed door to front elevation, staircase to first floor landing, laminated flooring and radiator.

Bedroom 4

15' 4" x 7' 9" (4.67m x 2.36m)

Having uPVC double glazed window to side elevation, carpets, radiator and boiler to cupboard.



Living Room

15' 8" x 11' 8" (4.77m x 3.55m)

Having uPVC double glazed window to front elevation, gas fire, coving to ceilings, carpets, radiator and French doors leading to dining room.

Dining Room

17' 1" x 14' 10" (5.20m x 4.52m)

With uPVC double glazed sliding door to rear elevation, carpets, coving to ceiling and radiator.



Kitchen/Diner

18' 8" x 11' 9"max (5.69m x 3.58m)

Having uPVC double glazed door to rear elevation, uPVC double glazed windows to the side elevation, radiator, wall and base units with work surfaces over, oven, hob and extractor hood, sink and drainer and tiled flooring.

First Floor Landing

Having uPVC double glazed window to front elevation, carpets and radiator.

Master bedroom

11' 7" x 11' 1" (3.53m x 3.38m)

With built in wardrobes, radiator, carpets and uPVC double glazed window to the front elevation.



Bedroom 2

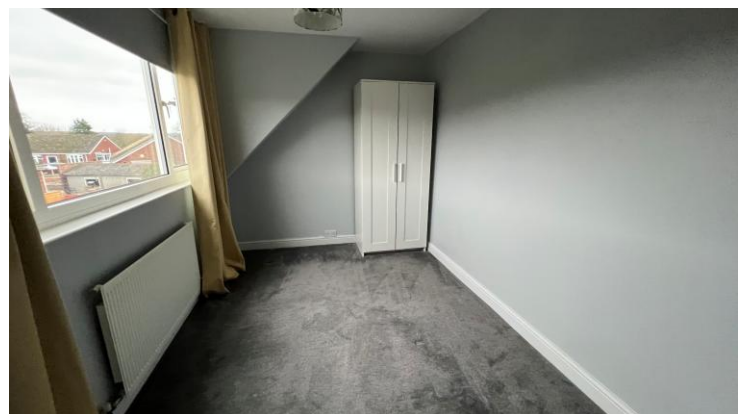
11' 1" x 8' 8" (3.38m x 2.64m)

Having a uPVC double glazed window to the front elevation, carpets and radiator.

Bedroom 3

7' 9" x 14' 10"max (2.36m x 4.52m)

With uPVC double glazed window to the rear elevation, carpets and radiator.



Bathroom

7' 8" x 11' 8" (2.34m x 3.55m)

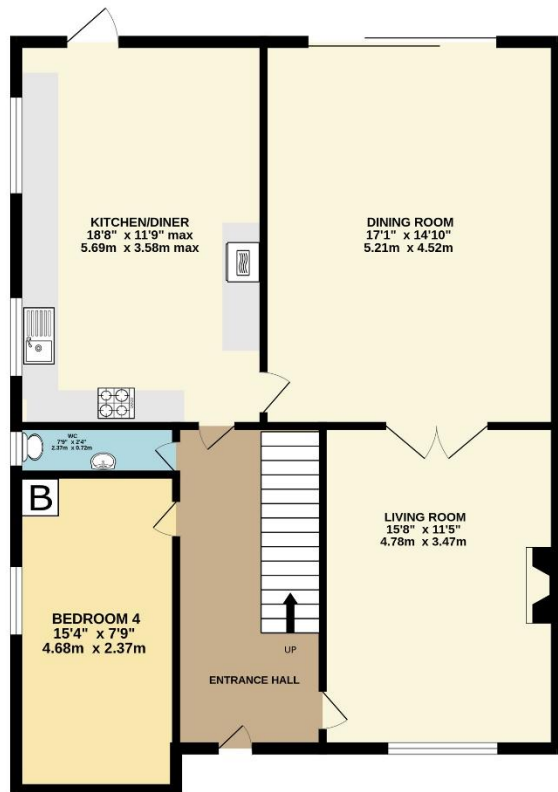
Having uPVC double glazed window to rear elevation, tiled splash backs, wash hand basin, low level WC, built in bath with tiled surround, double electric shower over, heated towel rail and wooden flooring.

Outside

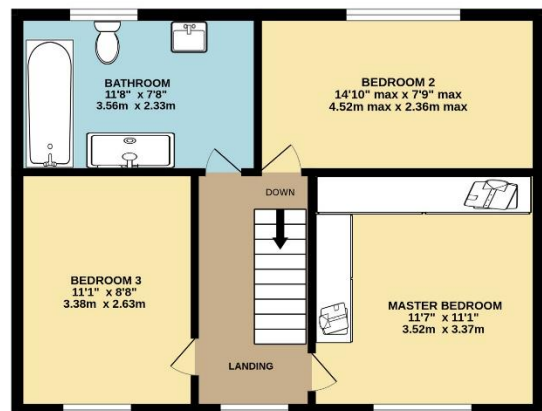
To the rear of the property is mainly paved. To the front is a driveway and lawn area.



GROUND FLOOR
915 sq.ft. (85.0 sq.m.) approx.



1ST FLOOR
488 sq.ft. (45.3 sq.m.) approx.



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Important Information:

All measurements are approximate. We have not tested any appliances or services within this property and cannot verify them to be in working order or within the vendors/s ownership. We have not verified the tenure of the property, type of construction or the condition thereof. Intending purchasers should make appropriate enquiries through their own solicitors and surveyor etc, prior to exchange of contract.

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