



2 Alton Park Mews
Beeford
YO25 8ET

TO LET

£750 pcm

2 Bedroom Semi-detached bungalow

■ **Ulliyotts** ■
EST 1891

01262 401401

2 Alton Park Mews

Beeford

YO25 8ET

BEEFORD

Beeford village is located between Bridlington and Beverley on the A165 and boasts a thriving village community life. A local primary school, Public houses/ eateries, local church, veterinary surgery, doctors practice combine to form a strong village community.

ENTRANCE

HALL

With uPVC door. Electric heater.

LOUNGE

15' 8" x 10' 9" (4.8m x 3.28m)

Front facing room with uPVC bow window. Electric heater.

DINING KITCHEN

12' 11" x 10' 7" (3.96m x 3.25m)

Good sized dining kitchen with newly fitted kitchen comprising a range of base and wall units, work tops, sink unit, fitted oven, halogen hobs and extractor hood. Plumbing for automatic washing machine with cupboard for hot water tank. Electric heater. uPVC door and window

BEDROOM 1

9' 10" x 9' 6" (3.02m x 2.92m)

With uPVC window. Electric heater.

BEDROOM 2

9' 6" x 8' 0" (2.92m x 2.44m)

With uPVC window. Electric heater.

BATHROOM

Comprising bath with shower over, WC and wash hand basin. Fully tiled with electric heater and uPVC window. Waterproof flooring.

OUTSIDE

To the front of the property is a gravelled low maintenance garden area. There is a shared driveway giving access to a sectional garage. To the rear is an attractive block paved courtyard.

SERVICES

All mains services connected. (No gas).

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.

PAYMENTS

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

One month's rent: £750.00

Damage Deposit: £805.00

Total: £1,507.69

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

EPC rating 'E'

VIEWING

Please visit our website 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 56 sq m

**AWAITING
FLOOR PLAN**

Ulllyotts

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