



6 Wood Lane  
Beverley

HU17 8BS

TO LET

£750 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■

EST 1891

01377 253456

# 6 Wood Lane

## Beverley

### HU17 8BS

#### ACCOMMODATION

##### TIMBER FRONT ENTRANCE DOOR

Opening into

##### ENTRANCE HALL

Laminate flooring. Downlighters. Storage cupboard. Stairs to first floor and doors to cloakroom and door to

##### LOUNGE/KITCHEN DINING AREA

15' 10" x 9' 0" (4.83m x 2.74m)

Laminate flooring. "Dimplex Duo Heat" storage heater. Curtains\* and curtain pole\*. Venetian blinds\*. Downlighters. Smoke alarm. Stairs to first floor.

Stainless steel one and one-half bowl sink unit. One corner and two base units and one four drawer unit. Eight wall-mounted cupboards. "Neff" built-in electric oven, four-ring electric hob and extractor hood. Built-in larder fridge. Tiled splash backs.

##### CLOAKROOM/WC

White suite comprising low-level WC and pedestal wash hand basin. Laminate flooring. Downlighters. Extractor fan. Plumbing for automatic washing machine.

##### LANDING

Carpet. Central light fitting. Smoke alarm. Doors to

##### BEDROOM 1

15' 0" x 13' 1" [MAXIMUM] (4.57m x 3.99m [MAXIMUM])  
"Dimplex Duo Heat" storage heater. Venetian blinds\*. Curtain pole\* and curtains\*. Built-in over stairs airing cupboard housing hot water cylinder and immersion heater. Downlighters.

##### BATHROOM

White suite with "chrome" fittings comprising corner shower unit, low-level WC and pedestal wash hand basin. Vinyl flooring. Wall storage cabinet\*. Glass shelf\*. Toilet roll holder\*. Downlights. Extractor fan. Electric wall heater.

##### STAIRCASE TO SECOND FLOOR

Carpet. Central light fitting. Smoke Alarm. Door to

##### BEDROOM 2

12' 52" x 11' 10" [MAXIMUM] (4.98m x 3.61m [MAXIMUM])  
Carpet. "Dimplex" storage heater. Beamed ceiling. Cast iron fireplace (decorative only). Eaves storage cupboards. Built-in storage cupboards. Downlighters. Two sets of curtains\* and nets\*.

#### CENTRAL HEATING

Provided by the electric storage heaters.

#### DOMESTIC HOT WATER

Provided by the immersion heater.

#### PARKING

On-street parking available.

#### OUTSIDE

No outside space but close to public gardens and amenities.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate for this property is currently rated band E.

#### SERVICES

Mains water, drainage, electric available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

#### 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: £865.00

Total: £1615.00

#### 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.

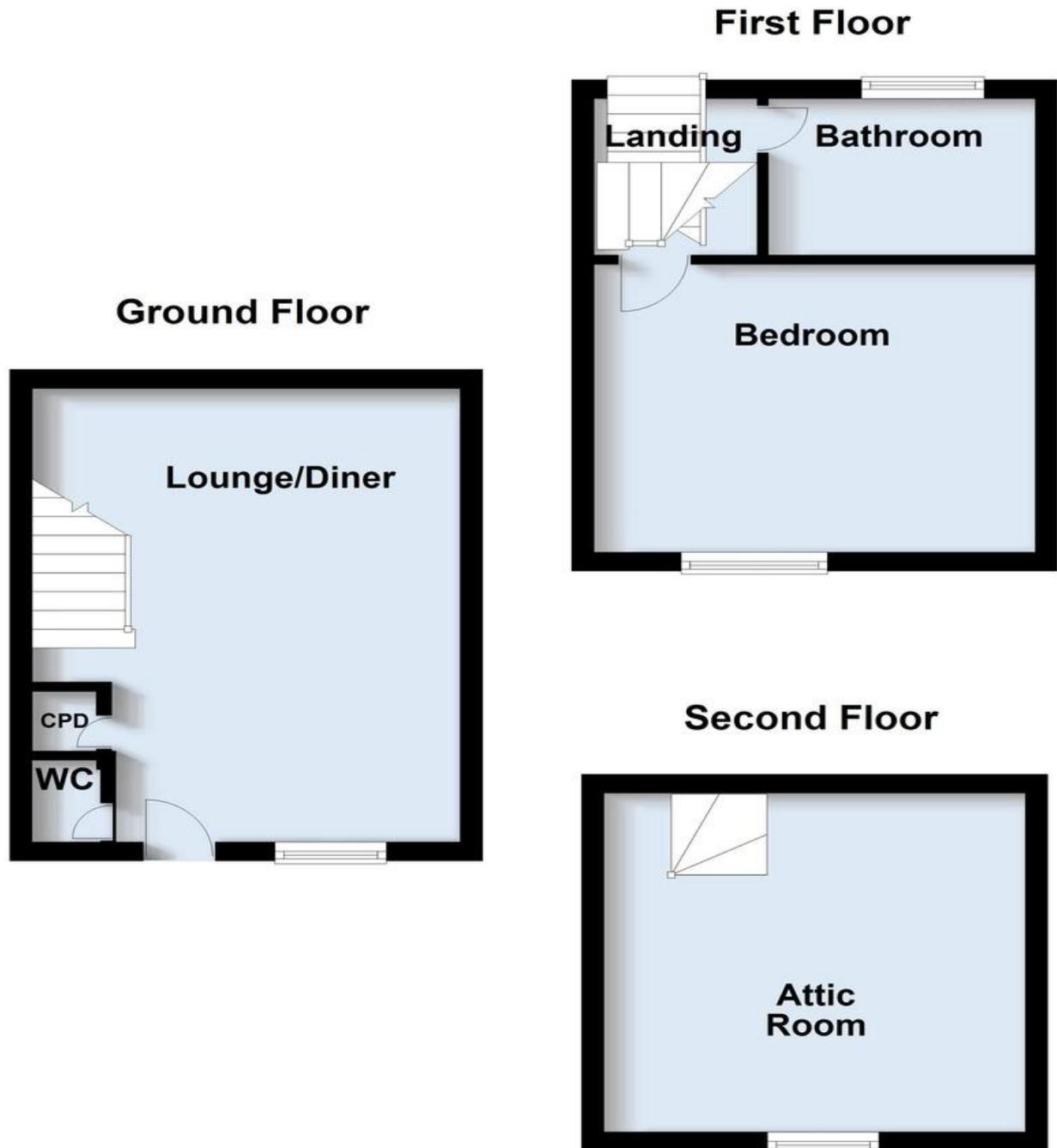
However, the landlord is not responsible for the replacement or repair of these items.

#### 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 61 sq m (657 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# Ulllyotts

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