



Westfield Farm House  
North Dalton  
YO25 9EJ

TO LET

**£1,450 pcm**

5 Bedroom Detached House



5



2



1



Garage, Off  
Road Parking



Gas Central Heating

## Westfield Farm House, North Dalton, YO25 9EJ

### TIMBER GLAZED ENTRANCE DOOR

Opening into:

### ENTRANCE HALL

17' 7" x 8' 0" (5.37m x 2.46m)

A welcoming entrance hall featuring a staircase rising to a galleried landing. With laminate flooring and two radiators. Central ceiling light fitting and smoke alarm. Useful understairs storage cupboard and coat hanging space. Glazed uPVC door providing access to the rear garden. Doors leading to:

### CLOAKROOM

4' 4" x 2' 7" (1.34m x 0.79m)

With low-level WC, toilet roll holder\*, window to side, quarry tiles and central light fitting.

### SITTING ROOM

17' 9" x 15' 10" (5.43m x 4.83m)

A bright and spacious triple aspect reception room featuring an open fire set within a brick surround with decorative mantel. Fitted carpets and two radiators. Windows to the north, south and west elevations allowing for excellent natural light throughout the day. Three curtain poles\*, central light fitting and two wall lights with twin-shade fittings. CO alarm.

### LOUNGE / DINING ROOM

15' 8" x 13' 9" (4.80m x 4.21m)

A well-proportioned reception room featuring a decorative tiled mantel and mirror (fireplace not in use). Fitted carpet, radiator and ceiling light point with three-bulb fitting. CO alarm. Windows to the south and east elevations affording good levels of natural light with curtain poles\*.



## Accommodation

### DINING KITCHEN

17' 10" x 15' 0" (5.44m x 4.58m)

Fitted with a range of base and wall units incorporating a stainless steel sink with mixer tap and double drainer. Built-in double electric oven with four-ring electric hob and cooker hood over. Tiled splashbacks, laminate flooring and two fluorescent strip light fittings. Built-in alcove cupboards housing the hot water tank and immersion heater. Traditional wooden clothes airer. Door leading to:

### PANTRY

6' 10" x 4' 5" (2.10m x 1.35m)

With vinyl floor tiles, built in shelving and central light fitting.

### LANDING

With split staircase and two west facing windows. Fitted carpet, two radiators, smoke alarm and two central light fittings.

### BEDROOM ONE

15' 9" x 15' 5" (4.82m x 4.72m)

A comfortable double bedroom featuring an attractive Art Deco-style cast-iron fireplace with decorative surround (not in use). Fitted carpet, two radiators and ceiling light. Windows to the south and east elevations allowing for good natural light. Two curtain poles\*.

### BEDROOM TWO

15' 8" x 13' 10" (4.79m x 4.22m)

A generously sized, triple aspect room enjoying windows to the south, west and north elevations, providing an abundance of natural light throughout the day. A comprehensive range of built-in wardrobes, fitted carpet, two radiators and twin ceiling light fittings. Curtain poles\*.

### BATHROOM

8' 0" x 7' 2" (2.46m x 2.20m)

Fitted with a panelled bath with Triton electric shower over and wet boarding, low-level WC and pedestal wash hand basin. Mirrored cabinet\*, shaver point, vinyl flooring, radiator and ceiling light fitting. Window to the east elevation providing natural light and ventilation.

### BEDROOM THREE

17' 10" x 11' 9" (5.44m x 3.59m)

A well-proportioned bedroom with windows to the north and east elevations. Fitted carpet, radiator, ceiling light fitting. Built-in storage cupboard and access to loft space. Two curtain poles\*.



#### **BEDROOM FOUR**

14' 0" x 8' 4" (4.28m x 2.56m)

A versatile room with an east-facing window providing natural light. Fitted carpet, radiator, ceiling light fitting and shade\*. Curtain pole\*. (Switch control for external flood lighting).

#### **BEDROOM FIVE**

13' 10" x 6' 8" (4.24m x 2.05m)

A versatile room with an east-facing window providing natural light. Fitted carpet, radiator and a range of built-in cupboards (housing shower controls). Curtain pole\*.

#### **GARDEN**

Large enclosed lawned garden to rear with mature trees and bushes.

#### **GARAGE**

25' 3" x 11' 10" (7.71m x 3.62m)

Single garage with up and over door housing the oil-fired central heating boiler. Doors leading to store, side garden and kitchen.

#### **STORE**

Vinyl floor tiles. Plumbing for washing machine\*.

#### **CENTRAL HEATING**

Oil-fired central heating to radiators, hot water provided by the central heating system with stand-by immersion heater.

#### **DOUBLE GLAZING**

Double-glazed sealed units.

#### **PARKING**

Parking available to the front of the property.

#### **ENERGY PERFORMANCE CERTIFICATE**

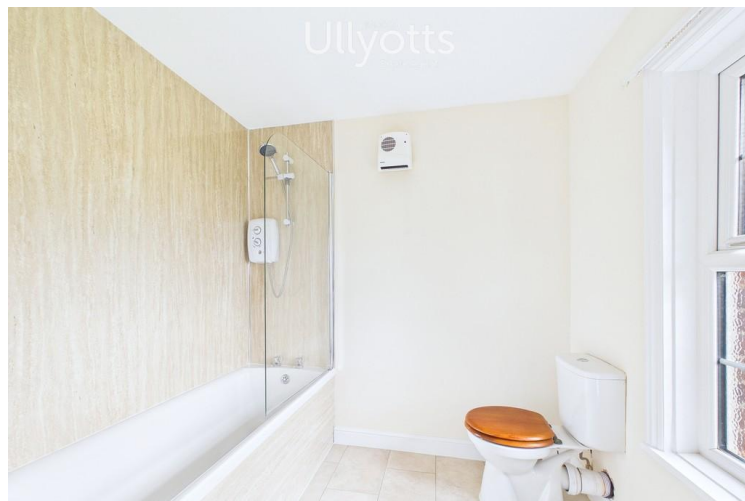
The property is currently rated band E.

#### **COUNCIL TAX BAND**

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

#### **SERVICES**

Private drainage system. Mains water and electric, either available or connected. The tenant to arrange any required media connections.



## PAYMENTS

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

One month's rent: £1450.00

Damage Deposit: £1670.00

Total: £3120.00

## 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 216 sq m (2,325 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



Floor 0



Floor 1

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Approximate total area<sup>(1)</sup>  
227.4 m<sup>2</sup>  
2445 ft<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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EST 1891



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