



5 South End Cottages  
Kilham

YO25 4SN

TO LET

£600 pcm

2 Bedroom End Terraced House

# 5 South End Cottages

## Kilham

### YO25 4SN

#### ACCOMMODATION

##### UPVC FRONT ENTRANCE DOOR

Opening into

##### BREAKFAST KITCHEN

17' 0" x 11' 2" (5.18m x 3.41m)

One and a half bowl single drainer stainless steel sink unit with double, corner and single base units. Drawer unit. Two double wall-mounted cupboards. Tiled splashbacks. Central light fitting. Plumbing for automatic washing machine. Vinyl flooring. 2 x venetian blind\*. Radiator. uPVC door to rear and door to

##### LOUNGE

18' 5" x 14' 2" (5.64m x 4.33m)

Open fireplace (not for use) with brick surround, tiled hearth and built-in cupboards to fireside reveal. CO alarm. Sliding door to walk-in shelved pantry. Carpet. Central light fitting. Radiator. Quarter-turn staircase to first floor.

##### LANDING

Carpet. Central light fitting. Smoke Alarm\*. With doors to

##### BEDROOM ONE

10' 9" x 10' 4" (3.29m x 3.17m)

Two double built-in wardrobes. Carpet. Central light fitting. Radiator.

##### BEDROOM TWO

8' 10" x 6' 11" (2.70m x 2.12m)

Carpet. Central light fitting. Radiator.

##### BATHROOM & WC

11' 10" x 7' 8" (3.62m x 2.36m)

With white suite comprising panelled bath, pedestal wash hand basin and low-level WC. Roller blind\*. Wooden towel rail\*. Cupboard housing "Ideal" wall mounted gas combination boiler. CO alarm. Wall tiling to half height. Carpet.

##### CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

##### DOUBLE GLAZING

Sealed units in uPVC surrounds.

#### GARDENS

Enclosed yard to rear. Coal bunker\*. Large lawned garden with access through neighbouring property. Shed\*.

#### PARKING

On-street parking only.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

#### SERVICES

Mains water, drainage, electric, gas either 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: £600.00

Damage Deposit: £690.00

Total: £1290.00

#### 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.

#### VIEWINGS

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 69 sq m (744 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>**

69.1 m<sup>2</sup>  
 741 ft<sup>2</sup>

**Reduced headroom**

0.4 m<sup>2</sup>  
 4 ft<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom  
 Below 1.5 m/5 ft

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

GIRAFFE 360

# Ulllyotts

EST 1891



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