



14 Main Street
Boynton
YO16 4XN

TO LET

£1,100 pcm

4 Bedroom Semi-Detached House

■ Ulllyotts ■
EST 1891

01377 253456

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ENTRANCE HALL

With straight flight staircase (carpeted) to first floor. Mains smoke alarm. Central light fitting. Laminat e flooring.

Doors to:

SNUG

15' 3" x 11' 3" (4.66m x 3.45 [into alcove]m)
With original wooden beams. Two central light fittings. Carpet. Radiator.

DINING KITCHEN

24' 1" x 16' 3" (7.35m x 4.97 [max]m)
Full range of cupboards and drawers. Island unit with storage and breakfast bar. With built-in appliances including "Lamona" double electric oven, "Lamona" fridge and freezer and "Lamona" dishwasher. "Lamona" ceramic hob and extractor. Composite one and a half bowl sink with mixer tap. Downlights. Understairs storage cupboard. Laminat e flooring. Two radiators. Double doors to Lounge and door to:

UTILITY ROOM

8' 10" x 7' 10" (2.71m x 2.40m)
With oil fired combi boiler. Stainless steel one and a half bowl sink with mixer tap. Built-in cupboards and drawers. Built-in washing machine. Central light fitting. Extractor fan. Laminat e flooring. Radiator. Door to rear and door to:

WC

With low level WC and pedestal wash hand basin. Central light fitting. Laminat e flooring. Radiator.

LOUNGE

29' 9" x 11' 0" (9.09m x 3.36 [max]m)
Patio doors to rear. Downlights. Laminat e flooring. Radiator.

LANDING

Carpet. Mains smoke alarm. Doors to:

BEDROOM 1 (FRONT)

13' 1" x 12' 4" (4.00m x 3.76m)
With loft access. Central light fitting. Built-in cupboard. Carpet. Radiator. Door to:

EN-SUITE

13' 1" x 11' 1" (4.00m x 3.40m)
With tiled shower cubicle, low level WC and built-in cupboards with wash hand basin. Downlighters. Radiator. Vinyl flooring.

BEDROOM 2 (REAR)

11' 11" x 8' 1" (3.64m x 2.48 [max]m)
Central light fitting. Carpet. Radiator.

BEDROOM 3 [REAR]

9' 6" x 8' 11" (2.91m x 2.74m)
Central light fitting. Carpet. Radiator.

BEDROOM 4 (FRONT)

10' 7" x 10' 4" (3.23m x 3.17m)
Central light fitting. Carpet. Radiator.

BATHROOM

10' 0" x 6' 2" (3.07m x 1.89m)
Comprising white suite with panelled bath, low level WC and wash hand basin in vanity unit. Corner shower cubicle. Fully wall tiled. Central light fitting. Vinyl flooring. Ladder-style radiator.

CENTRAL HEATING

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

DOMESTIC HOT WATER

Provided by the oil boiler.

DOUBLE GLAZING

uPVC to the rear of the property and timber framed to the front and patio doors.

GARDEN

To the front of the property is a gravelled forecourt behind hedging. To the rear of the property there is a gravelled area with steps up which lead to an uncultivated area which can be used for the garden.

PARKING

There is off road parking on a tarmac driveway.

GARAGE

Brick and tile detached garage with remote up and over door and power and light connected. Personal door.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated Band C.

PAYMENTS

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

One month's rent: £1100.00

Damage Deposit: £1265.00

Total: £2365.00

SERVICES

Mains water and electricity. Private drainage. It is the responsibility of the tenant to arrange telephone and television connections.

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

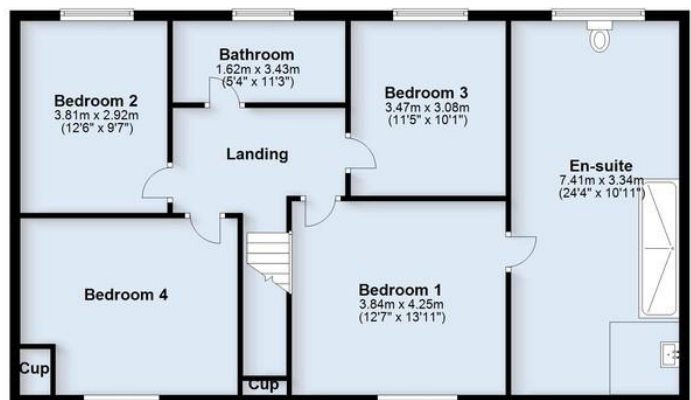
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application. Strictly by appointment with Ulyotts.
Regulated by RICS

The digitally calculated floor area is ().
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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Driffield Office

64 Middle Street South,
Driffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk

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