



Elm Tree Barn Sledmere Road  
Fimber  
YO25 9LY  
TO LET  
**£1,495 pcm**

3 Bedroom Detached House

▪ **Ullyotts** ▪

EST 1891

01377 253456



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 Off Road  
Parking

 Oil / Underfloor Heating

## Elm Tree Barn Sledmere Road, Fimber, YO25 9LY

### ENTRANCE/DINING ROOM

14' 6" x 13' 1" (4.42m x 3.99m)

A versatile entrance/dining room featuring bi-fold doors opening onto the terrace, creating an excellent flow for indoor-outdoor living. The room benefits from underfloor heating, tiled flooring, and downlights throughout. Feature walls include exposed brickwork and a chalk wall, adding character and interest. Additional features include a mains smoke alarm and a built-in cupboard housing the oil-fired central heating boiler. Double doors lead to further accommodation.

### LOUNGE

22' 0" x 13' 5" (6.71m x 4.09m)

A comfortable and well-presented room featuring underfloor heating and wooden flooring throughout. A log burner set on a tiled base provides an attractive focal point. Feature walls of exposed brickwork and a chalk wall add character, complemented by five display shelves\* and downlights.

### DINING KITCHEN

14' 9" x 13' 10" (4.5m x 4.22m)

A well-appointed kitchen featuring a central island unit with breakfast bar. There is a full range of built-in base units, including drawer units and a wine rack, complemented by granite worktops. Integrated appliances include a Bosch electric oven, a four-ring electric hob with chimney-style extractor hood and granite splashback, a Bosch dishwasher and a Blomberg washer/dryer. Also available for use is a freestanding Samsung American-style fridge/freezer\*. Additional features include wooden flooring, downlights, a heat sensor, and a mains smoke alarm. An opening leads to the inner hallway with staircase to the first floor, with an under stairs cupboard providing useful storage.



## Accommodation

### GROUND FLOOR BEDROOM / SITTING ROOM

15' 3" x 14' 9" (4.65m x 4.5m)

A flexible ground floor room suitable for use as either a bedroom or sitting room, featuring wooden flooring and downlights. The room benefits from a built-in wardrobe and two curtain poles\* with curtains\* included. Double doors open directly onto the terrace, providing excellent natural light and outdoor access.

### GROUND FLOOR SHOWER ROOM

A well-appointed ground floor shower room comprising a shower cubicle, low-level WC and wash hand basin. Finished with tiled flooring and fully tiled walls, the room further benefits from downlights, a ladder-style radiator and an extractor fan.

### LANDING

The first floor landing features downlights and a mains smoke alarm with a built-in cupboard housing the hot water tank.

### BEDROOM TWO

15' 0" x 14' 5" (4.57m x 4.39m)

A well-presented bedroom featuring wooden flooring and downlights throughout. The room benefits from integrated bedside lighting, three display shelves\*, and a built-in wardrobe. Double doors open to a Juliet balcony, providing excellent natural light.

### ENSUITE

8' 10" x 6' 4" (2.69m x 1.93m) [MAX]

A well-appointed en suite bathroom comprising a panelled bath, low-level WC and wash hand basin. Finished with tiled flooring and fully tiled walls, the room further benefits from a ladder-style radiator, mirror\*, and extractor fan.

### BEDROOM THREE

15' 11" x 14' 11" (4.85m x 4.55m)

A further bedroom featuring wooden flooring and downlights. The room benefits from a built-in wardrobe and a useful display shelf\*. A door leads to the adjoining ensuite.

### ENSUITE SHOWER ROOM

8' 2" x 6' 2" (2.49m x 1.88m)

A fully tiled shower room comprising a shower cubicle, low-level WC and wash hand basin. Additional features include downlights, a ladder-style radiator, mirror\* and an extractor fan.



#### **CENTRAL HEATING**

The property benefits from oil fired, underfloor central heating.

#### **DOMESTIC HOT WATER**

Provided by the oil central heating system.

#### **DOUBLE GLAZING**

The property is double glazed throughout.

#### **GARDENS**

The property features a large, enclosed lawned garden to the side, ideal for outdoor activities and entertaining. To the front, there is an extensive paved terrace, providing an excellent space for alfresco dining and relaxation.

#### **PARKING**

Off-road parking available on gravelled driveway.

#### **SERVICES**

Mains water and electric 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: £1495.00

Damage Deposit: £1725.00

Total: £3220.00

#### **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.

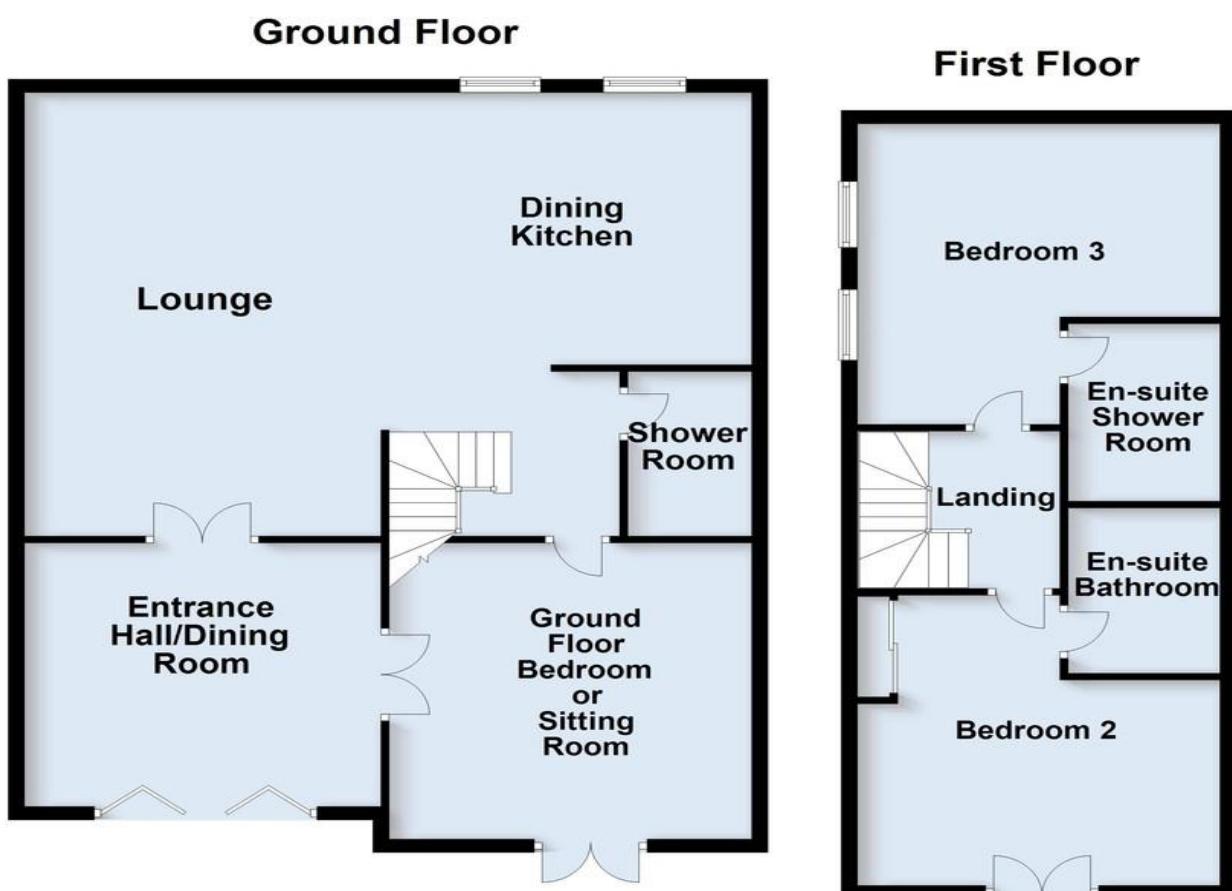


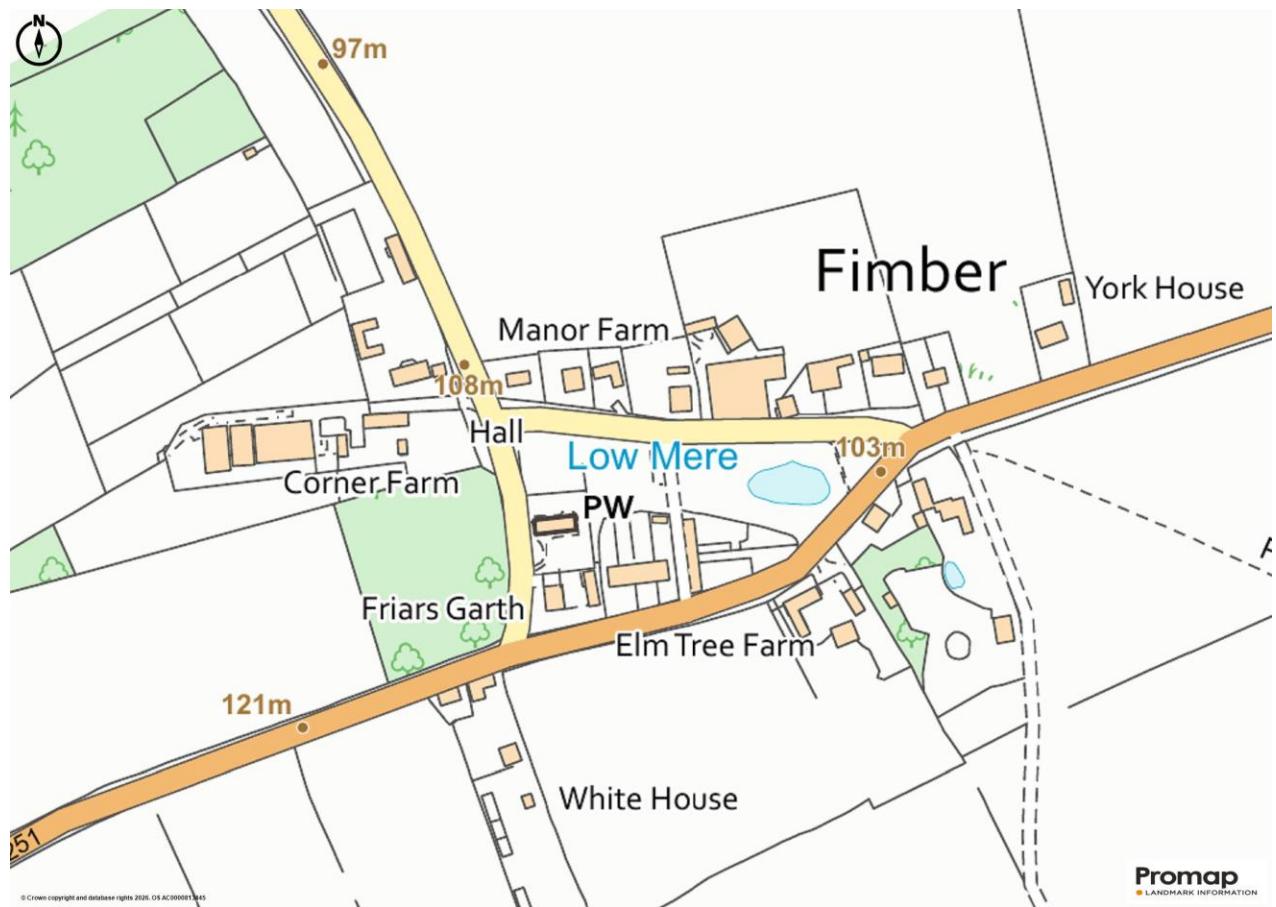
#### **VIEWING**

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 133 sq m (1,432 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





# ■ Ulliyotts ■

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