



17 Chapel Street  
Flamborough  
YO15 1LQ

TO LET

£650 pcm

2 Bedroom End Terraced House

■ **Ulllyotts** ■  
EST 1891

01262 401401

# 17 Chapel Street

## Flamborough, YO15 1LQ

Beautifully presented throughout the accommodation briefly comprises entrance, lounge, inner lobby kitchen, inner lobby with WC and storage, kitchen, two double bedrooms and bathroom. The property benefits from gas central heating and uPVC double glazing.

### ENTRANCE HALL

3' 8" x 3' 8" (1.12m x 1.12m)

With composite door into:

### LOUNGE

17' 00" x 12' 3" (5.18m x 3.73m)

With feature fireplace, electric fire\* in situ and granite hearth. Window to front elevation and radiator. Ceiling spotlights.

### INNER LOBBY

With storage and door to:

### CLOAKS / WC

4' 4" x 3' 1" (1.32m x 0.94m)

With low level WC, wall mounted wash hand basin, tiled splashback, extractor and radiator.

### KITCHEN

11' 9" x 10' 4" (3.58m x 3.15m)

With modern range of wall and base units, space for washer and dishwasher, wall mounted gas central heating boiler, stainless steel one and a half bowl sink and mixer tap, electric oven with extractor fan and gas hob. Tiled splashback, radiator, built in fridge freezer, vinyl flooring, rear entrance door and window to rear elevation.

### LANDING

With loft access and doors to:

### BEDROOM ONE

13' 2" x 11' 10" (4.01m x 3.61m)

With window to the front elevation, radiator and storage cupboard.

### BEDROOM TWO

11' 10" x 9' 6" (3.61m x 2.9m)

With window to rear and radiator.

### BATHROOM

6' 10" x 5' 5" (2.08m x 1.65m)

With modern white suite comprising panelled bath with shower over, pedestal wash hand basin and low level WC. Tiled flooring, radiator, towel ladder, part-tiled walls, window to side elevation.

### GARAGE

16' 9" x 9' 3" (5.11m x 2.82m)

With power and light connected, roller shutter door, large storage area to the rafters.

### OUTSIDE

There is parking for two vehicles with a blocked paved driveway leading to the garage. The garage is situated to the right-hand side.

There are wrought iron railings with shrubs and a gated access to the front garden and a side gated access to the rear.

To the rear is a seating area and lawn. It is walled, private and secure.

**COUNCIL TAX BAND** Band B.

**ENERGY PERFORMANCE CERTIFICATE** Rating C

### 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: £1,615.00

### SERVICES

Mains water, drainage, electric, gas either available or connected. 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.

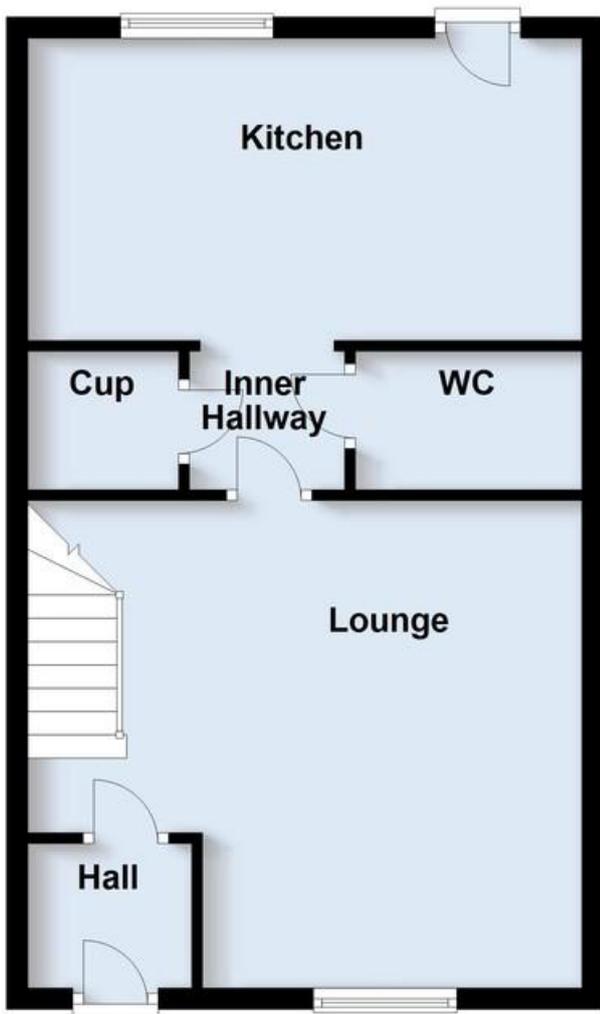
### VIEWING

Strictly by appointment with Ulllyotts.

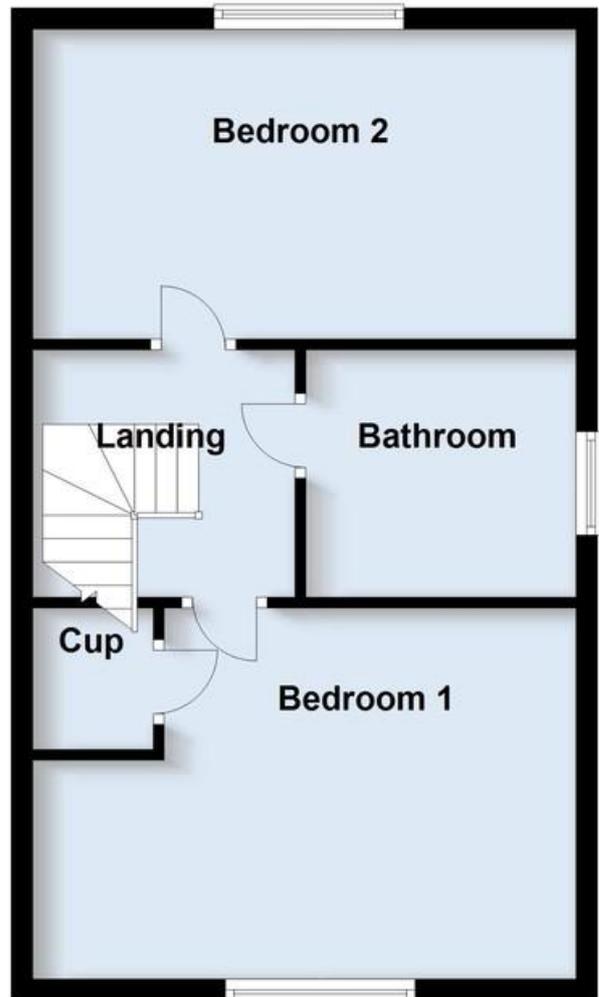
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 67 sq m

### Ground Floor



### First Floor



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