



15a Main Street
Boynton

YO16 4XN

TO LET

£950 pcm

4 Bedroom Detached house

■ **Ulllyotts** ■
EST 1891

01377 253456

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Boynton

YO16 4XN

FRONT ENTRANCE DOOR

With outside light, opening into:

ENTRANCE HALL

Vinyl flooring. Central light fitting. Smoke alarm. Straight flight staircase to first floor. Radiator. Doors to

CLOAKROOM/WC

Vinyl flooring. Low-level WC and pedestal wash hand basin with "chrome" mixer tap. Central light fitting. Venetian blind*. Extractor fan. Radiator.

LOUNGE

13' 11" x 11' 10" (4.26m x 3.61m)

Vinyl flooring. Inset fireplace. 2 x wall lights. Central light fitting. Smoke alarm. CO alarm. Vertical blind*. Radiator.

Opening into

DINING KITCHEN

24' 0" x 11' 3" (7.32m x 3.43m)

Vinyl flooring. Modern fitted kitchen with a range of built-in base and wall-mounted units. Three drawer unit. One and a half bowl stainless steel sink with mixer tap. "Range" style oven with five-ring gas hob and extractor hood. Tiled splashbacks. Patio doors to rear. Vertical blind* to kitchen window. Downlights and central light fitting with shade*. Smoke alarm. CO alarm. Understairs cupboard. Radiator. Door to

UTILITY ROOM

Vinyl flooring. One and a half bowl stainless steel sink unit with double base unit. Central light fitting. Wall-mounted "Ideal" gas central heating boiler. uPVC door to rear. Plumbing for washing machine. CO alarm. Door to garden with outside light.

LANDING

Carpet. Central light fitting. Smoke alarm. Loft access hatch. Storage cupboard with three shelves*. Radiator.

BEDROOM 1 (FRONT)

13' 9" x 6' 11" (4.21m x 2.13m)

Carpet. Central light fitting. Vertical blind*. Radiator. Door to

ENSUITE SHOWER ROOM

White suite comprising pedestal wash hand basin with "chrome" mixer tap, low-level WC and shower enclosure with plumbed-in shower. Ladder style towel radiator. Vinyl flooring. Part wall tiled. Mirror with light over*. Venetian blind*.

BEDROOM 2 (FRONT)

14' 0" x 8' 9" (4.27m x 2.69m)

Carpet. Central light fitting. Vertical blind*. Radiator.

BEDROOM 3

10' 8" x 8' 2" (3.26m x 2.49m)

Carpet. Central light fitting. Vertical blind*. Radiator.

BEDROOM 4

9' 7" x 6' 10" (2.94m x 2.09m)

Carpet. Central light fitting. Vertical blind*. Radiator.

BATHROOM

White suite comprising panelled bath with "chrome" mixer tap, low-level WC, pedestal wash hand basin and shower enclosure with plumbed-in shower. Ladder style towel radiator. Mirror with light over*. Vinyl flooring. Central light fitting. Part wall tiled. Venetian blind*.

GARDENS

Front lawned garden with borders. Flagged patio to rear with small lawn area.

DOUBLE GARAGE

Brick built double garage to rear of property with roller shutter door (remote control) and personal door.

CENTRAL HEATING

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

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band D.

COUNCIL TAX BAND

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

SERVICES

Mains water, private drainage, 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: £950.00

Damage Deposit: £1090.00

Total: £2040.00

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.

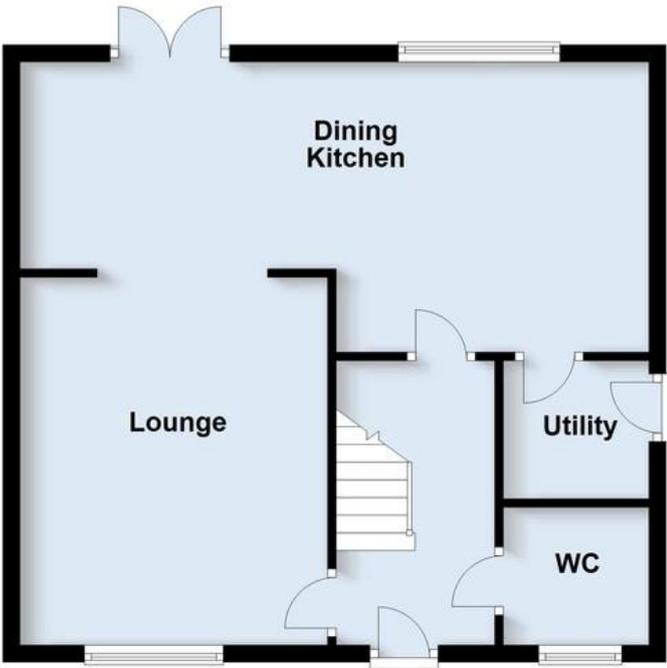
VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

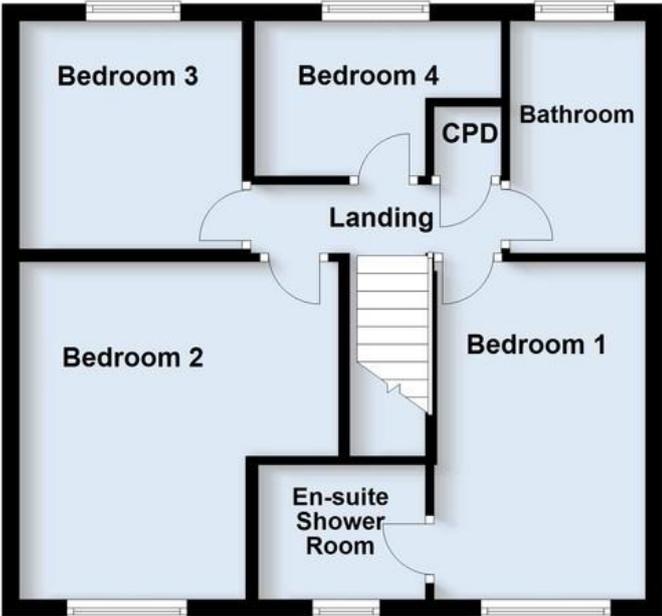
Regulated by RICS

The digitally calculated floor area is 109 sq m (1,173 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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