

# Mount Olive Cottage
# Hollym
# HU19 2RS

TO LET

## £800 pcm

3 Bedroom Semi-Detached House

Ullyotts
EST 1891

01377 253456

# Mount Olive Cottage
## Hollym
## HU19 2RS

UPVC ENTRANCE DOOR
Opening into:

LOBBY
With laminate flooring and central light fitting. Understairs cupboard housing Ideal Logic 35 combi boiler. CO monitor. Door to WC and opening to kitchen.

WC
Low level WC and wash hand basin with cupboard under. Laminate flooring. Wall cupboard. Central light fitting.

DINING KITCHEN
14' 10" x 16' 0" (4.54m x 4.90m) max.
With a full range of built in cupboards. One and a half bowl 'Belfast' sink with drainer. Tiled splashbacks. Built in 'Indesit' double electric oven and 'Hotpoint' four ring electric hob with chimney-style cooker hood over. Plumbing for washing machine and dishwasher. Two 4- spot lights, heat sensor and two radiators. Door to rear yard and door to lounge. Stairs to first floor (carpet).

LOUNGE
18' 5" x 12' 11" (5.62m x 3.95m) max
Carpet. Central light fitting. Two wall lights. Radiator. Door to rear garden. Opening into:

DINING ROOM
12' 9" x 12' 7" (3.91m x 3.84m)
Carpet. Central light fitting. Radiator. Patio door to front.

LANDING
Carpet. Two light fittings. Mains smoke alarm. Radiator.

BEDROOM ONE (REAR)
12' 8" x 11' 8" (3.88m x 3.56m) max.
Carpet. Central light fitting. Radiator.

BEDROOM TWO
11' 6" x 9' 9" (3.52m x 2.98m) max.
Carpet. Central light fitting. Radiator.

BEDROOM THREE
8' 0" x 9' 1" (2.46m x 2.77m)
Carpet. Central light fitting. Radiator.

BATHROOM
12' 10" x 8' 0" (3.93m x 2.46m)
White suite comprising panelled bath with taps and shower attachment, low level WC and pedestal wash hand basin. Shower cubicle with plumbed in shower and "wet wall" cladding. Shaver point. Central light fitting. Laminate flooring. Radiator.

GARDEN
Front garden with lawn and borders, rear yard with paved patio and lawn area. Timber shed*

PARKING
Off street parking on driveway.

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

DOUBLE GLAZING
The property benefits from sealed unit double glazing throughout.

COUNCIL TAX BAND
Band B.

ENERGY PERFORMANCE CERTIFICATE
Rating D.

PAYMENTS
Prior to the commencement of the tenancy the ingoing tenant will be required to pay the Damage Deposit of £920.00
Monthly rent: £800.00

SERVICES
Mains water, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections. Private drainage system.

NOTE
Heating systems and other services have not been checked. All measurements are provided for guidance only.

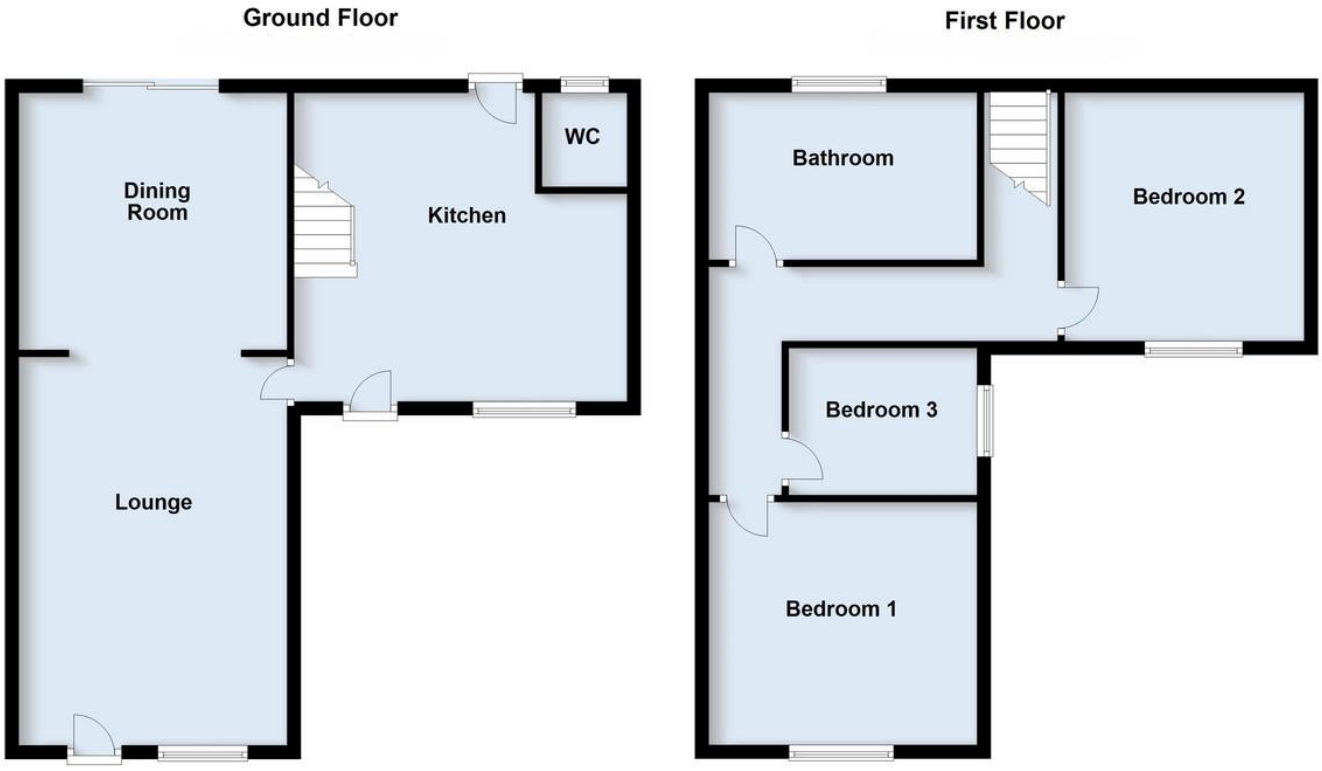
None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of fact.

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 114 sq m (1,227 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



# Ullyotts

EST 1891







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