



New Bungalow Main Street
Skipsea

YO25 8SJ

TO LET

£880 pcm

3 Bedroom Detached Bungalow

■ Ulliyotts ■
EST 1891

01377 253456

New Bungalow, Main Street

Skipsea

YO25 8SJ

UPVC FRONT ENTRANCE DOOR

Opening into:

ENTRANCE HALL

Carpet. Two central light fittings. Smoke alarm. Coat hooks*. Radiator. Straight flight staircase to first floor. Doors to:

LOUNGE

14' 6" x 14' 5" (4.42m x 4.39m)

Open fire in stone surround. Carpet. Three-shade central light fitting. Two wall lights. CO Alarm. Curtain pole and curtains*. Vertical blinds*. Rug*. Two radiators.

INNER HALLWAY

Carpet. Doors to shower room and:

KITCHEN

11' 7" x 8' 8" (3.53m x 2.64m)

Stainless steel sink unit and a range of built-in cupboards and wall-mounted cupboards. "Hotpoint EW52" slot in oven*. Two roller blinds*. Towel rail*. Central light fitting. Tiled splashbacks. Radiator. Door to:

UTILITY ROOM

9' 5" x 5' 3" (2.87m x 1.6m)

Vinyl flooring. Plumbing for washing machine. Oil-fired "Trianco" central heating boiler. Cupboard*. Shelf*. Door to rear and door to:

DINING ROOM

13' 6" x 12' 6" (4.11m x 3.81m)

Carpet. Central light fitting and shade* Curtain rail* and curtains*. Radiator.

SHOWER ROOM

7' 11" x 5' 6" (2.41m x 1.68m)

Double width shower cubicle with sliding door and plumbed in shower, pedestal wash hand basin and low-level WC. Wall tiling throughout. Toilet roll holder*. Towel rail* and towel ring*. Mirrored cabinet*. Radiator.

GROUND FLOOR BEDROOM

13' 9" x 12' 4" (4.19m x 3.76m)

Built-in wardrobes and dressing table with drawers with overhead cupboard. Central light fitting with shade* and wall light. Curtain rail* and curtains*. Vertical blinds*. Mirror*. Carpet. Radiator.

LANDING

Carpet. Velux roof light. Airing cupboard housing "Gledhill" vented hot water cylinder. Radiator.

BEDROOM TWO

14' 7" x 13' 10" (4.44m x 4.22m)

Carpet. Central light fitting and shade*. Curtain rail* and curtains*. Eaves storage. Radiator.

BEDROOM THREE

14' 1" x 13' 0 [max]" (4.29m x 3.96m)

Carpet. Central light fitting and shade*. Curtain rail* and curtains*. Mirror*. Eaves storage. Radiator.

DOUBLE GLAZING

Sealed units in uPVC surrounds.

CENTRAL HEATING

Oil-fired central heating.

GARAGE

19' 5" x 18' 8" (5.92m x 5.69m)

Large detached brick built garage with electric roller door and personal door. Workshop to the rear. Power and light.

PARKING

Off-road parking available on driveway.

GARDENS

Lawned garden to the front and side. To the rear is a large lawned garden with timber shed. Large detached garage with workshop to the rear.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate for this property is available on the internet. The property is currently rated band D.

SERVICES

Mains water, drainage, electric, gas 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 incoming tenant will be required to pay the following:

One month's rent: £880.00

Damage Deposit: £1015.00

Total: £1895.00

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.

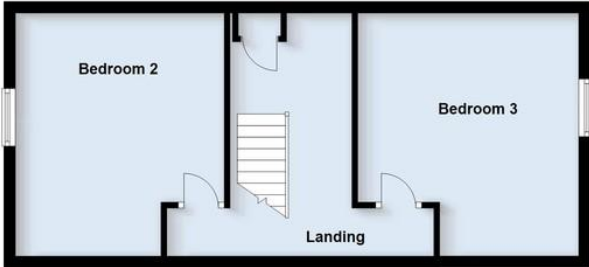
Regulated by RICS

The digitally calculated floor area is 119 sq m (1,281 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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