

15 Nornabell Drive
Beverley
HU17 9GJ

TO LET

£925 pcm

3 Bedroom Mid Terraced House

Ullyotts
EST 1891

01377 253456



Kitchen

3 | 2 | 1 | Off Road Parking | Gas Central Heating

15 Nornabell Drive, Beverley, HU17 9GJ

ENTRANCE HALL
3' 3" x 3' 4" (1.00m x 1.03m)
UPVC door leading into entrance porch with laminate flooring, coat hooks* and radiator with door leading to:

LOUNGE
11' 6" x 16' 7" (3.52m x 5.06m)
A bright and spacious living area featuring a large bay window to the front elevation, complete with curtain rail* and curtains*. The room is enhanced by a gas fire with surround and hearth. Smoke alarm and CO alarm. Additional features include a central ceiling light fitting, laminate flooring, and two radiators.

DINING ROOM
8' 4" x 12' 4" (2.55m x 3.77m)
Accessible via an open archway from the living room, the dining area features a window to the front elevation, fitted with a curtain pole* and curtains*. The room includes a central ceiling light fitting, laminate flooring, and a radiator.

KITCHEN
11' 6" x 8' 0" (3.51m x 2.46m)
A well-equipped modern kitchen fitted with a range of wall and base units, complemented by a worktop and tiled splashback. A window to the rear elevation, fitted with a roller blind*, while an inset sink with drainer and mixer tap sits conveniently below. Appliances include a gas hob with extractor fan and electric oven. With space for a washing machine and fridge. The kitchen also houses the wall-mounted central heating boiler. CO Alarm. Additional features include a central ceiling light fitting, vinyl flooring, radiator, and a door providing access to the rear garden.

UTILITY ROOM
8' 3" x 4' 3" (2.54m x 1.31m)
Accessed via an archway from the kitchen, the utility room features matching kitchen cabinets, creating a seamless flow of style and storage. A window to the rear elevation, fitted with a roller blind*. Additional features include a central ceiling light fitting and vinyl flooring, providing a practical and functional space for laundry and additional storage needs.



Lounge



Lounge - Virtually Staged



Dining Room



Dining Room - Virtually Staged

Accommodation

LANDING

2' 9" x 8' 10" (0.86m x 2.70m)

Stairs lead to landing area featuring a built-in storage cupboard, loft access, and a ceiling-mounted smoke alarm. Finished with carpet flooring.

BEDROOM ONE

11' 7" x 9' 2" (3.54m x 2.80m)

A bright double bedroom featuring a window to the front elevation, fitted with a roller blind*. The room includes triple fitted wardrobes offering ample storage space. Additional features include a three spot central ceiling light fitting, laminate flooring, and a radiator.

BEDROOM TWO

7' 7" x 11' 5" (2.32m x 3.49m)

Double-bedroom featuring a window to the front elevation, fitted with a curtain rail* and curtains*. The room includes a central ceiling light fitting and shade*, laminate flooring, and a radiator.

BEDROOM THREE

9' 5" x 8' 3" (2.89m x 2.52m)

Double bedroom with window to the rear elevation, fitted with venetian blinds*. The room benefits from a built-in storage cupboard, three spot central ceiling light fitting, laminate flooring, and a radiator.

BATHROOM

7' 7" x 5' 5" (2.32m x 1.66m)

A modern bathroom fitted with a three-piece suite comprising a low-level WC, pedestal-mounted hand basin with mixer tap, and a panelled bath featuring a mixer tap, glass shower screen, and electric shower. A window to the front elevation, fitted with venetian blinds*. Towel rail* and toilet roll holder*. Additional features include a central ceiling light fitting, extractor fan, mirrored cabinet, vinyl flooring, and a radiator.

GARDEN

The rear garden is a well-established outdoor space, featuring shrubs and bushes along the borders. A patio area directly at the rear of the property offers an ideal spot for outdoor seating and entertaining. Stepping stones lead through the garden to the rear boundary, while a hardstanding area provides additional space, perfect for seating. The property also benefits from a garden shed* in situ, available for use.



Bedroom One



Bedroom Two - Virtually Staged



Bedroom Two



Bedroom Three

PARKING
Off street parking on driveway

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

DOUBLE GLAZING
The property benefits from uPVC double glazing throughout.

COUNCIL TAX BAND
Band C.

ENERGY PERFORMANCE CERTIFICATE
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 ingoing tenant will be required to pay the Damage Deposit of £1065.00
Monthly rent: £925.00

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. Strictly by appointment with Ullyotts.

Regulated by RICS

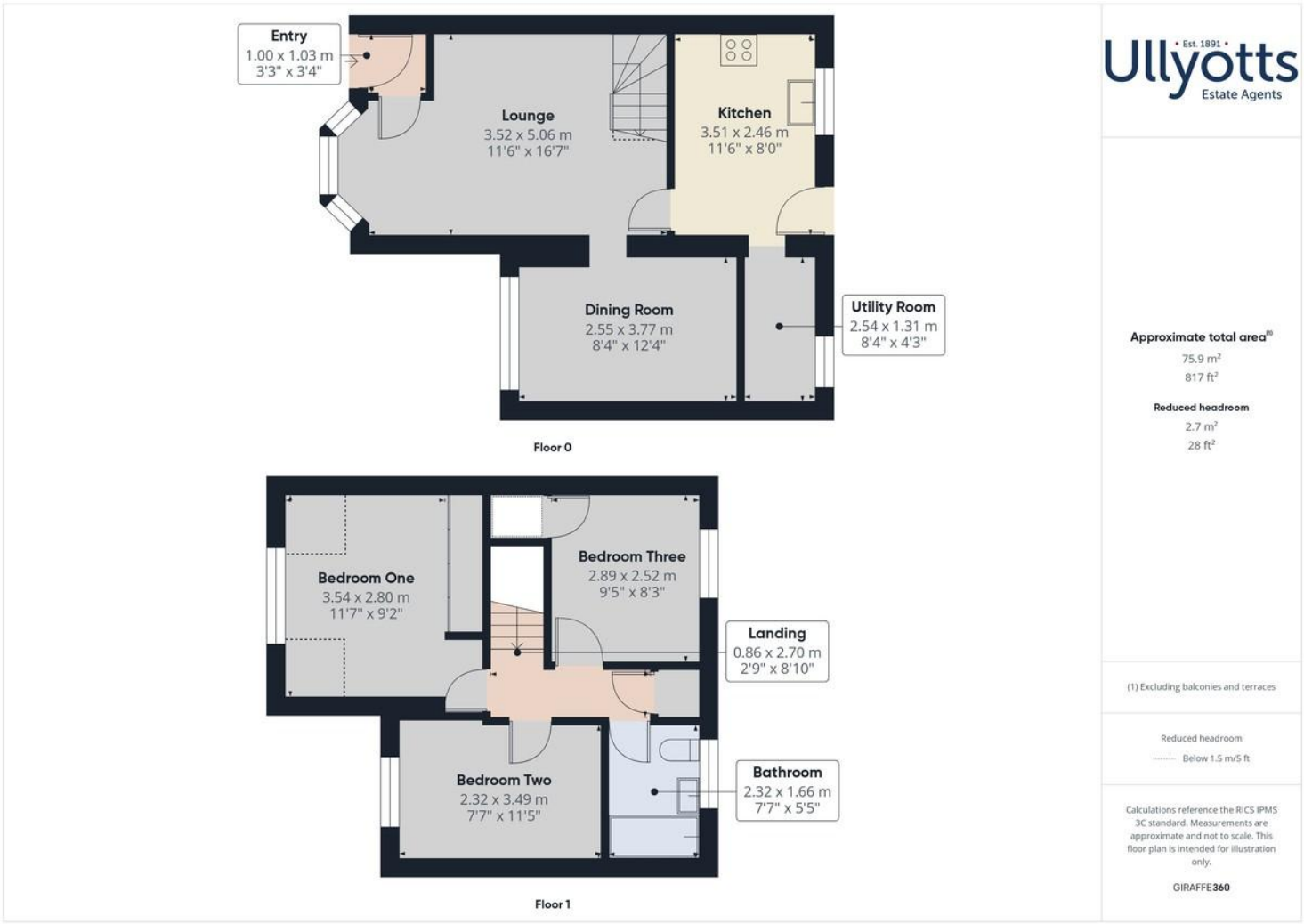


Bathroom

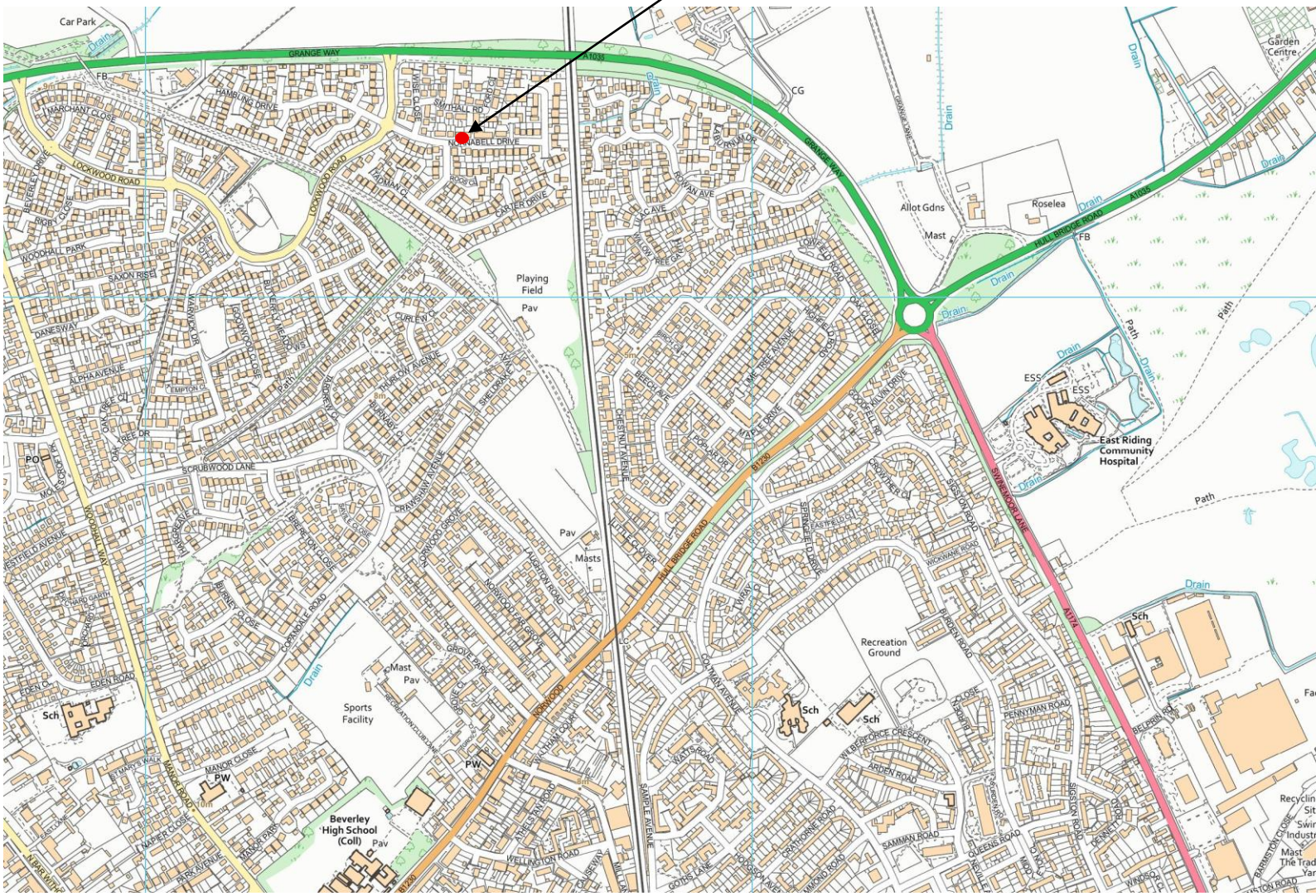


Garden

The digitally calculated floor area is 85 sq m (915 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.



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