



4 Westfield Cottages  
Little Kelk  
YO25 8HJ

TO LET

£625 pcm

2 Bedroom Mid Terraced House

■ **Ulliyotts** ■  
EST 1891

01377 253456

# 4 Westfield Cottages

## Little Kelk

### YO25 8HJ

#### REAR ENTRANCE DOOR

Opening into:

#### ENTRANCE PORCH

6' 7" x 5' 10" (2.03m x 1.80m)

Wall light. Vinyl flooring.

#### GLAZED DOOR

Leading to:

#### KITCHEN

13' 10" x 7' 11" (4.22m x 2.43m) max.

With a range of built in cupboards and drawers. Stainless steel sink and plumbing for washing machine. Hot water boiler under sink. Roller blind\*. Mirror\*. Dimplex storage heater. Vinyl flooring. Staircase leading to first floor and door to:

#### SITTING ROOM

13' 10" x 10' 11" (4.24m x 3.35m) max.

Log burner on slate hearth. Electric storage heater. Central light fitting and shade\*. Mains smoke alarm. Carpet. Roller blind\*. CO alarm.

#### LANDING

Carpet. Central light fitting. Mains smoke alarm. Doors to:

#### BEDROOM ONE (FRONT)

11' 3" x 8' 9" (3.45m x 2.68m) max.

Carpet. Central light fitting and shade\*. Curtain track and curtains\*. Electric storage heater.

#### BEDROOM TWO

11' 1" x 8' 0" (3.39m x 2.45m)

Carpet. Central light fitting. Curtain track. Electric wall heater.

#### BATHROOM

7' 5" x 4' 7" (2.27m x 1.42m)

Triton electric shower with wall tiling and shower curtain\*. Pedestal wash hand basin and low level WC. 'Handy Flow' hot water heater. Dimplex electric heater. Central light fitting. Mirror\*. Extractor fan. Vinyl flooring.

#### GARDEN

Lawned garden to rear (top end). Shed\*. Pedestrian access to rear of property.

#### PARKING

Off road parking on gravelled area to front of property.

#### COUNCIL TAX BAND

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

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

#### 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: £625.00

Damage Deposit: £720.00

Total: £1345.00

#### 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.

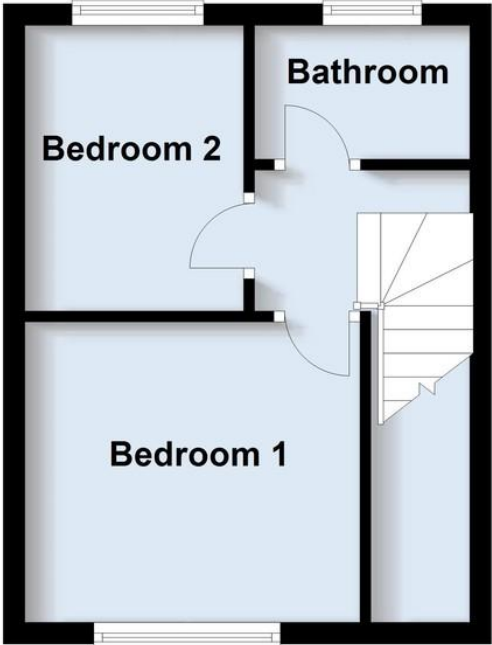
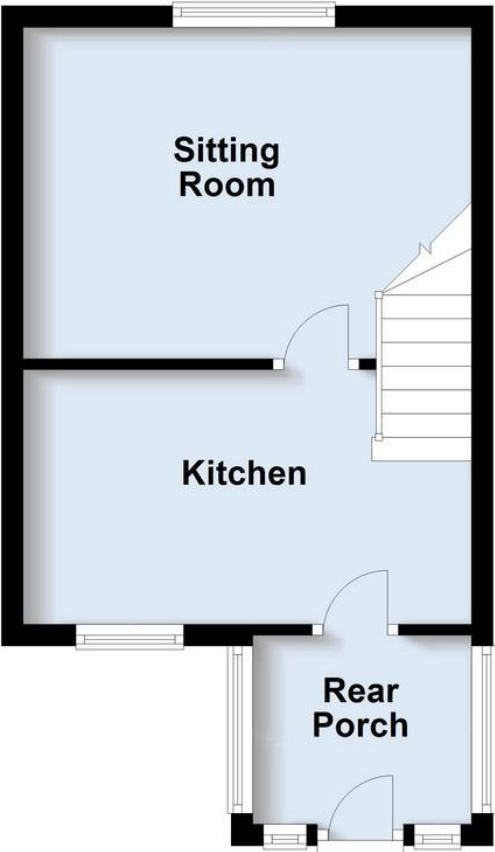
\* items marked are for the use of the tenant if required. However, the landlord is not responsible for the replacement or repair of these items.

#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 46 sq m (495 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.



# Ulllyotts

EST 1891



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