



## Main Street, Bubwith £775 Per Calendar Month

An excellent opportunity to rent this charming 2 bedroom cottage with private rear garden in this sought after village location. No smokers.



The property welcomes you into a front lounge having a double glazed window to the front elevation and ample space for appropriate lounge furniture. There is a log burner and an electric heater within the lounge.



The kitchen is located to the rear of the cottage, comprising a range of wall and base units to two sides incorporating a built in electric oven with ceramic hob over, sink unit and drainer along with recess for a washing machine. There is a rear door leading to the enclosed garden and staircase leading to the first floor landing.

To the first floor, there are two double bedrooms and bathroom/wc. Both bedrooms benefit from a double glazed casement window. The internal accommodation is completed by a modern bathroom comprising a bath with shower attachment over, pedestal hand wash basin and low flush wc. There is a double glazed frosted window and towel rail.

The rear garden is enclosed to all sides and comes with a timber framed shed and pedestrian access along the rear of the adjoining cottages.



No smokers and the landlord regrets no pets.

Viewings are strictly via appointment only.

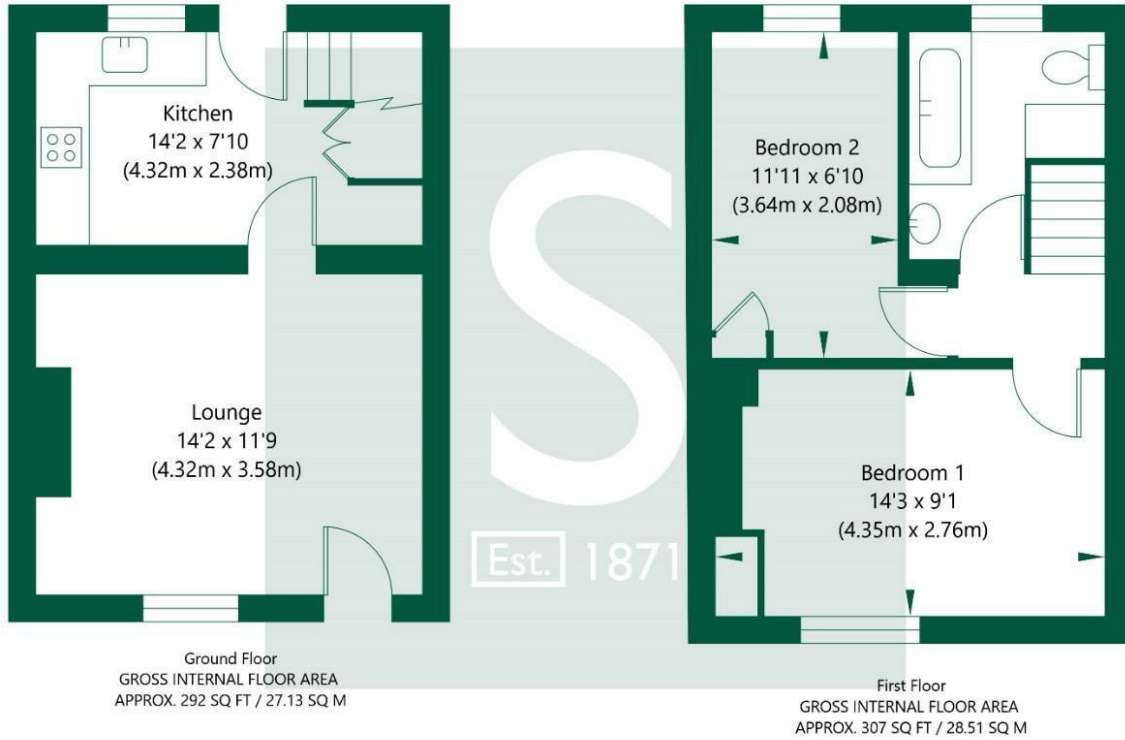
EER- 44 (E)

Council Tax - East Riding of Yorkshire Council - Band A

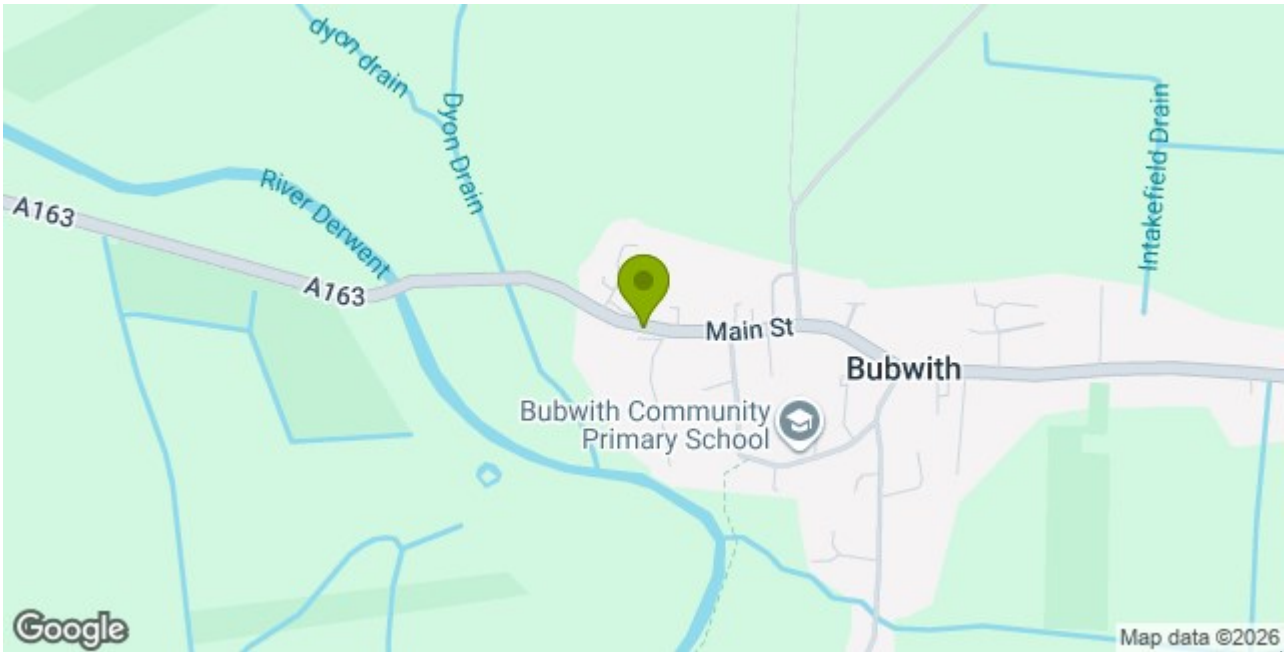
Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.



Main Street, Bubwith, YO8 6LT



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 599 SQ FT / 55.64 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
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