



Middle Cottage, Middle Street
Rudston

YO25 4UF

TO LET

£750 pcm

3 Bedroom Mid Terraced Cottage

■ Ulllyotts ■

EST 1891

01377 253456



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On Road
Parking



Gas Central Heating

Middle Cottage Middle Street, Rudston, YO25 4UF

LOCATION

Rudston is a pretty village nestling at the heart of the Yorkshire Wolds in the Gypsey Race valley. At the heart of Winnifred Holtby country, who was born in the village, Rudston is famous for it's monolith and also it's All Saints Church with a 12th Century chancel, arch and Norman tower. The monolith is believed to be the tallest standing stone in England weighing 40 tonnes and standing 25 feet tall. The village has an excellent range of amenities.

ACCOMMODATION

UPVC FRONT ENTRANCE DOOR

2' 11" x 2' 9" (0.90m x 0.86m)

uPVC entrance door leading into the hallway with stairs rising to the first floor. The hallway features a central ceiling light fitting and carpeted flooring providing access to the main living area

DINING ROOM

12' 9" x 13' 9" (3.89m x 4.21m)

Window to the front elevation fitted with a curtain pole* and curtains*. The room features decorative ceiling beams, wall-mounted lights, carpeted flooring and a radiator.

LOUNGE

11' 11" x 17' 0" (3.65m x 5.19m)

Window to the rear elevation looking through to the conservatory, fitted with a curtain pole*. The room features a log-burning stove with an oak mantle and shelving built into the alcoves. Decorative ceiling beams add character with additional storage provided by a cupboard under the stairs. Further benefits include wall mounted lights, a radiator and carpeted flooring.



Accommodation

KITCHEN/DINER

11' 8" x 11' 10" (3.56m x 3.62m)

Located to the rear of the property, this good sized dining kitchen features a range of wall and base units with worktops over. Inset sink with drainer and mixer tap. A range-style gas cooker with extractor fan above along with integrated dishwasher and space for a tall freestanding fridge freezer and washing machine. Windows to the side and rear elevations provide natural light. Further features include a central light fitting, tiled flooring and a radiator.

SUN ROOM

12' 4" x 7' 10" (3.77m x 2.41m)

Lean-to style sun room leading from the kitchen, with uPVC double-glazed surround and tiled flooring. Door leading out to the patio.

LANDING

12' 7" x 3' 0" (3.85m x 0.92m)

A spacious landing featuring a central light fitting and shade* with carpeted flooring.

BEDROOM ONE

12' 9" x 13' 10" (3.91m x 4.23m)

A spacious double bedroom with a window to the front elevation, featuring a decorative cast-iron fireplace, carpeted flooring, a central ceiling light fitting, and a curtain rail*. There is also a useful over-stairs storage cupboard.

BEDROOM TWO

11' 8" x 11' 10" (3.56m x 3.63m)

A bright double bedroom benefiting from dual-aspect windows allowing plenty of natural light. The room includes carpeted flooring, curtain poles* to both windows, a central ceiling light fitting and a radiator.

BEDROOM THREE

10' 2" x 6' 10" (3.12m x 2.10m)

A further bedroom positioned to the rear with a window fitted with a curtain pole*. The room includes carpeted flooring and a central ceiling light fitting with shade. A large storage cupboard with shelving above provides useful additional storage.



BATHROOM

7' 7" x 6' 8" (2.33m x 2.04m)

With window to the rear elevation and curtain rail*. The room is fitted with a white suite comprising a low-level WC, pedestal wash hand basin and a large walk-in thermostatic shower. Additional features include a wooden mirrored cabinet*, radiator with towel rail* above, toilet roll holder*, three-spotlight ceiling fitting and vinyl flooring.

CENTRAL HEATING

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

DOUBLE GLAZING

UPVC double glazing throughout.

GARDENS

Patio area with path leading to an extra large enclosed garden with outbuildings and greenhouse*. Lots of mature plants and trees.

PARKING

On street parking available.

COUNCIL TAX BAND

East Riding of Yorkshire council tax band B

ENERGY PERFORMANCE CERTIFICATE

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

SERVICES

Mains water, electric, gas either available or connected and septic tank. The tenant to arrange any required media connections.

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £750.00

Damage Deposit: £865.00

Total: £1,615.00



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.

VIEWINGS

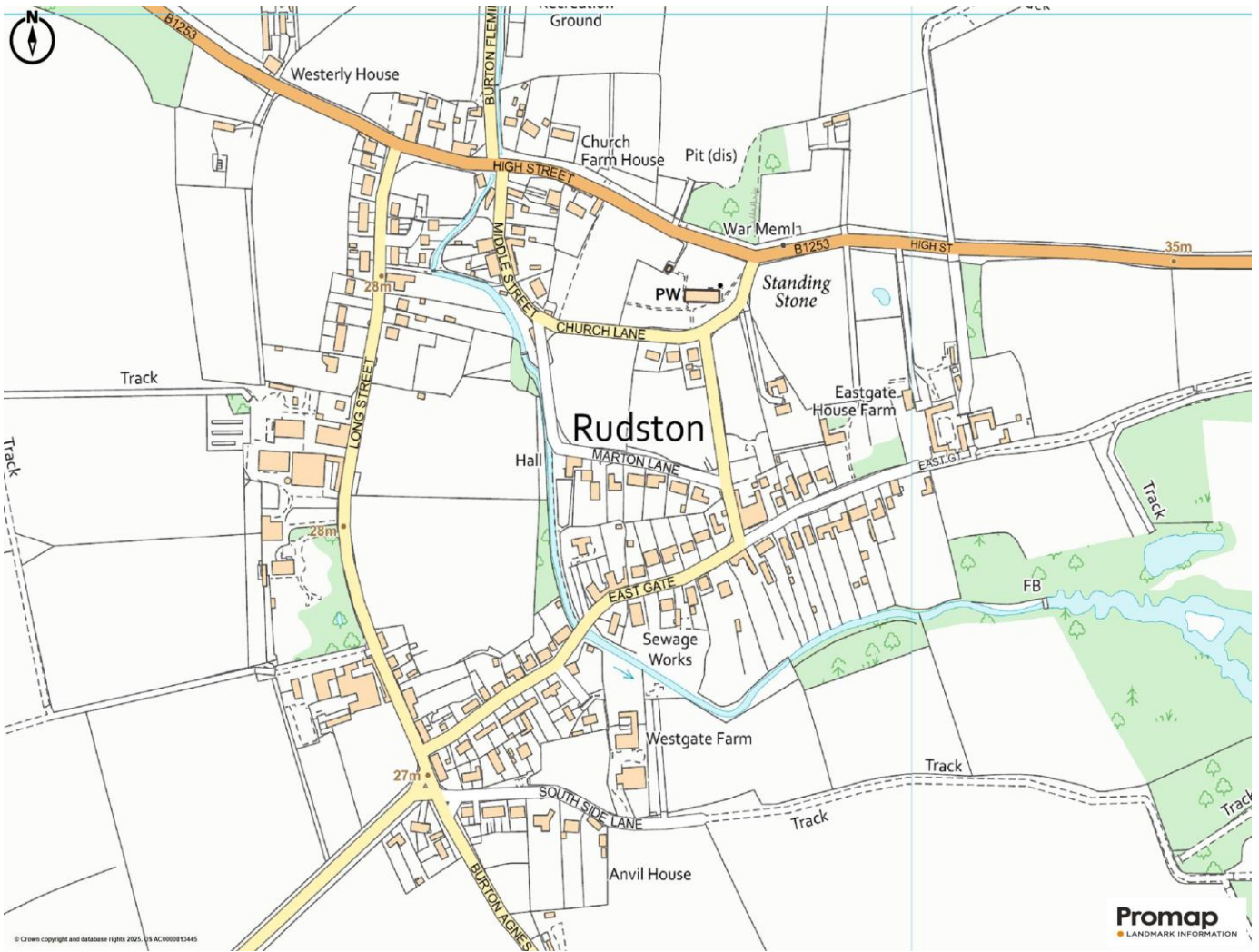
Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 108 sq m (1,163 sq ft).

This area may differ from the floor area on the Energy Performance Certificate.





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Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



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