



6 Dacre Court  
Brandesburton  
YO25 8QY

TO LET

**£725 pcm**

2 Bedroom Mid Terraced House

▪ **Ullyotts** ▪

EST 1891

01377 253456



Kitchen



## 6 Dacre Court, Brandesburton, YO25 8QY

### BRANDESBURTON

Now bypassed by the A165, Brandesburton is a quiet but thriving village settlement with many amenities together with St Mary's Church, the Market Cross and 19th Century village school. It boasts an excellent range of recreational facilities including a golf course, jet ski centre and the Dacre Lakeside Camping and Caravan Park.

### ENTRANCE HALL

13' 6" x 3' 2" (4.12m x 0.98m)

A welcoming entrance hall featuring a uPVC front door with window to the front elevation, staircase rising to the first floor, and a useful built-in storage cupboard. The space is finished with laminate flooring, a central ceiling light, and smoke alarm.

### LOUNGE / DINING ROOM

16' 7" x 13' 1" (5.07m x 4.00m) max.

A spacious rear-facing lounge / dining room featuring windows overlooking the garden area, along with an exterior access door providing direct access to the rear courtyard. The room is finished with laminate flooring, two light fittings, an electric radiator, and two curtain poles\*.

### KITCHEN

9' 8" x 9' 3" (2.96m x 2.82m)

With a window to the front elevation providing natural light. The kitchen is fitted with a full range of solid wood base and wall-mounted units with complementary worktops over.

Features include a stainless steel one-and-a-half bowl sink with mixer tap, built-in electric oven and hob with extractor hood above, and tiled splashbacks. There is space and plumbing for a washing machine, along with space for a freestanding fridge. Finished with laminate flooring, an electric radiator, central ceiling light, and curtain pole\*.



Virtual Staging



Lounge / Dining Room



Virtual Staging



Bathroom

## Accommodation

### CLOAKROOM / WC

Fitted with a low-level WC and wash hand basin with mixer tap, incorporating a storage cupboard beneath. Finished with laminate flooring, ceiling light fitting and extractor fan.

### LANDING

Featuring a Velux window providing natural light, with doors leading to the bedrooms and bathroom. Finished with fitted carpet, ceiling light fitting, and smoke alarm.

### BEDROOM ONE

9' 9" x 10' 2" (2.99m x 3.12m)

Featuring built-in storage wardrobes and a window to the front elevation. Finished with fitted carpet, curtain pole\*, electric radiator and ceiling light fitting.

### BEDROOM TWO

12' 2" x 9' 8" (3.73m x 2.97m)

Window to the rear elevation, finished with fitted carpet, ceiling light fitting, electric radiator, and curtain pole\*.

### BATHROOM

7' 5" x 6' 3" (2.28m x 1.91m)

Fitted with a three-piece suite comprising a low-level WC, wash hand basin with storage cupboard beneath, and a bath with mixer tap and thermostatic shower over, complete with glass shower screen. Finished with wet walling throughout, ceiling light fitting, laminate flooring, electric towel radiator, and a useful storage cupboard.

### CENTRAL HEATING

The property benefits from wall mounted programmable electric heaters. The immersion heater provides domestic hot water.

### DOUBLE GLAZING

The property benefits from sealed unit double glazing throughout.

### YARD

Enclosed paved courtyard to rear with space for wheelie bin storage.

### PARKING

Off street parking to rear of property.



Bedroom One



Bedroom Two



Virtual Staging



Courtyard

**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 D.

**PAYMENTS**

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

One month's rent: £725.00

Damage Deposit: £835.00

Total: £1560.00

**SERVICES**

Mains water, drainage and electric either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.

**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 67 sq m (723 sq ft).  
This area may differ from the floor area on the Energy Performance Certificate.





# ■ Ulliyotts ■

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