



22 Cherry Garth
Beverley

HU17 0EP

TO LET

£880 pcm

3 Bedroom Semi-Detached House

■ Ulliyotts ■
EST 1891

01377 253456

22 Cherry Garth

Beverley

HU17 0EP

GLAZED UPVC FRONT ENTRANCE DOOR

Opening into

ENTRANCE LOBBY

Tiled walls. Laminate flooring. Opening into

ENTRANCE HALL

Straight flight staircase to first floor and understairs storage cupboard. Laminate flooring. Central light fitting. Smoke alarm (battery). Glazed door to Kitchen and glazed door to

LOUNGE

14' 8" x 11' 9" (4.47m x 3.58m)

Wood Adam style fireside surround with "marble" inset and hearth and gas fire in situ. CO alarm. Carpet. Curtain pole with curtains*. Central light fitting. Radiator. Glazed sliding doors to

DINING ROOM

9' 9" x 9' 6" (2.97m x 2.9m)

With double-glazed patio doors to rear. Wooden flooring. Curtain pole*. 2 x Wall lights with shades. Central light fitting. Radiator. Archway to

KITCHEN

10' 6" x 9' 9" (max)" (3.2m x 2.97m)

Single drainer stainless steel circular sink unit. Three-drawer unit. Range of built-in units including wall-mounted cupboards and base units. Plumbing for washing machine. Tiled splashbacks. Wall-mounted gas central heating boiler. CO alarm. Vinyl flooring. Freestanding gas cooker*. Fluorescent strip light. Glazed uPVC door to rear garden and glazed door to entrance hall.

LANDING

With built-in airing cupboard housing insulated hot water cylinder and immersion heater. Carpet. Central light fitting. Smoke alarm (battery). Curtain pole*. Doors to

BEDROOM 1

13' 0" x 10' 8" (3.96m x 3.25m)

Corner and four double fitted wardrobes with top cupboards*. Dressing table unit* and wall light. Carpet. Curtain track*. Central light fitting. Radiator. Door hook*.

BEDROOM 2

11' 5" x 10' 8" (3.48m x 3.25m)

Corner, two double and two single fitted wardrobes with top cupboards*. Dressing table unit*. Carpet. Central light fitting. Curtain pole*. Radiator

BEDROOM 3

7' 0" x 6' 6" (2.13m x 1.98m)

Carpet. Central light fitting. Door hook*. Radiator.

BATHROOM

With white suite comprising panelled bath with electric shower over. Shower curtain* and rail*. Pedestal wash hand basin and low-level WC. Fully wall tiled. Towel rail*. Toilet roll holder*. Central light fitting. Vinyl flooring. Curtain pole*. Mirror*. Radiator.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water with stand-by immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

PARKING

Off-road parking through wrought iron gates. Twin runways.

GARDENS

The walled front garden is mainly gravelled with a corner flower bed. The south facing rear garden incorporates a patio area with a large area of gravel beyond. Garden shed*.

COUNCIL TAX BAND

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

ENERGY PERFORMANCE CERTIFICATE

The property is currently rated C.

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 incoming tenant will be required to pay the following:

One month's rent: £880.00

Damage Deposit: £1015.00

Total: £1895.00

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.

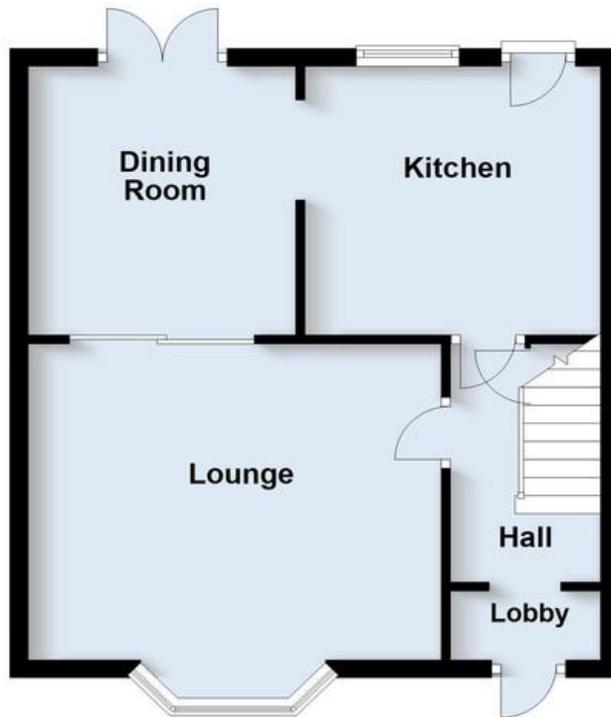
VIEWING

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

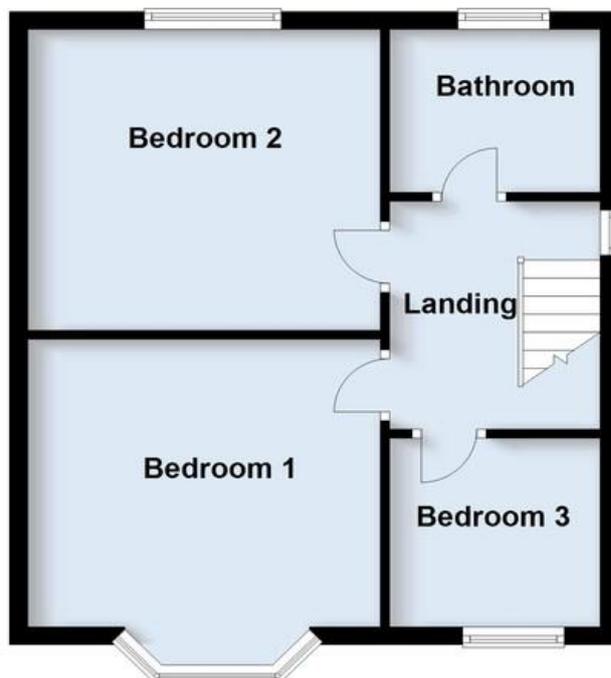
Regulated by RICS

The digitally calculated floor area is 77 sq m (829 sq ft).
This area may differ from the floor area on the Energy Performance Certificate.

Ground Floor



First Floor



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