



1 Woodhouse Cottages Swine, East Yorkshire, HU11 4JH



- Stunning Countryside
- Lounge and modern fitted kitchen
- uPVC double glazing
- Bond £850 -view now

- Refurbished semi detached dormer bungalow
- Modern bathroom & Cloakroom
- Gardens front and rear

- Two double bedrooms
- Electric heating
- Private side drive

SITUATED IN THE HAMLET OF SWINE++REFURBISHED BUNGALOW++SURROUNDED BY STUNNING COUNTRYSIDE++
Fantastic two double bedroom semi detached dormer bungalow that MUST BE VIEWED. Fully refurbished and benefitting from electric heating and uPVC double glazing. Accommodation comprises of an entrance lobby, utility room, modern fitted kitchen, 21ft lounge, inner hall, modern bathroom and cloakroom and two double bedrooms. Gardens to the front and rear and a private side drive. GREAT OPPORTUNITY FOR LIVING IN THE COUNTRYSIDE. Bond £850. VIEW NOW.

£750 Per Calendar Month



Ground Floor

Entrance

Enter via a composite door into the lobby.

Lobby

Doors leading into the utility room, storage shed and kitchen.

Utility Room

7'6 x 5'8 (2.29m x 1.73m)

A uPVC double glazed window to the rear aspect. Ecodan renewable electric heating technology system. Plumbing for an automatic washing machine.

Kitchen

15'2 x 10'8 (4.62m x 3.25m)

Modern fitted kitchen with a good range of base, wall and drawer units with contrasting work surfaces incorporating a one and half stainless steel sink unit with mixer tap. Frosted fronted cabinets. Electric double oven cooker. Two double radiators. Tiled splash back areas. A uPVC double glazed window to the front aspect. Internal doors leading into a walk in larder with A uPVC double glazed window to the side and meters, inner hall and lounge.

Lounge

21'5 x 8'8 (6.53m x 2.64m)

Newly fitted carpet. There are uPVC double glazed windows to the front and rear aspects with outlooks of nearby countryside. Two double radiators. TV aerial.

Inner Hall

Newly fitted carpet in hallway and on staircase leading to the first floor accommodation. Internal doors leading into the bathroom and cloakroom. Composite door leading out to the rear of the property. Under stairs storage area and a cupboard.

Cloakroom

A uPVC double glazed window to the side with opaque glass. Low level flush WC. Tiled splash backs and flooring. Single radiator.

Bathroom

5'4 x 4'6 (1.63m x 1.37m)

A uPVC double glazed window with opaque glass to the side aspect. Modern fitted with a vanity unit with sink inset and a mixer tap and a panel bath with plumbed in shower and mixer tap. Double radiator. Tiled splash backs and flooring.

First Floor Landing

Newly fitted carpet. A uPVC double glazed window to the rear aspect. Storage cupboard. Loft hatch. Doors leading into two double bedrooms.

Bedroom One

14'3 x 9'1 (4.34m x 2.77m)

A uPVC double glazed window to the rear aspect. Double radiator. Carpeted. Overlooks countryside/fields.



Bedroom Two

12'4 x 12'1 (3.76m x 3.68m)

A uPVC double glazed window to the rear aspect. Double radiator. Carpeted. Telephone point. Overlooks countryside/fields.

External

To the front of the property there is a good size garden laid to lawn with a private side drive. The garden is adorned with well stock plants, shrubs and bushes. At the rear there is a further lawn garden.

Services

The mains services of water, drainage and electric are connected. The property has an Airsource system providing electric heating and hot water.

Outgoings

From internet enquiries with the valuation Office website the property has been placed in Band A for Council Tax purposes, Local Authority Reference Number: SW1034941081. Prospective tenants should check this information before making any commitment to take up a lease of the property.

Energy Performance Certificate

The current energy rating on the property is E(39). With effect from the 20th September 2020 the Environmental Impact Rating Graph is no longer valid.

References & Security Bond

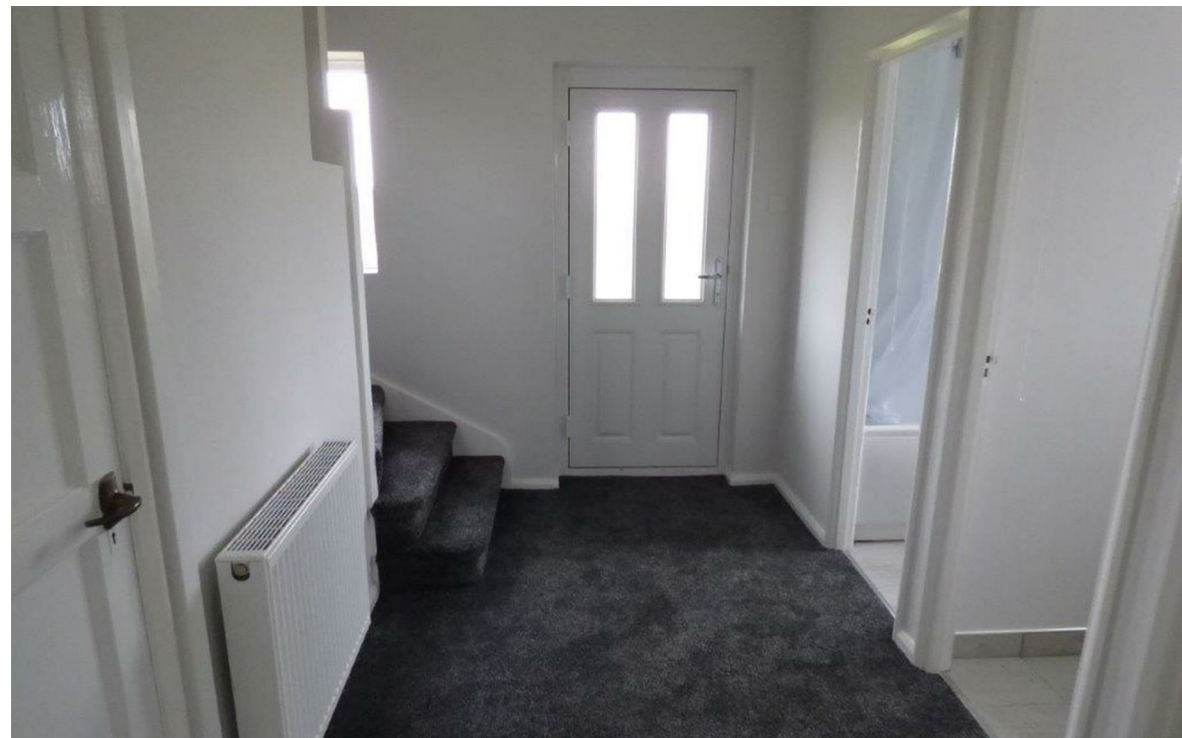
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£170) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The security bond required for the property is £850 which will be payable on the tenancy start date together with the first month's rent. The deposit will be registered with the Tenant Deposit Scheme. (TDS)

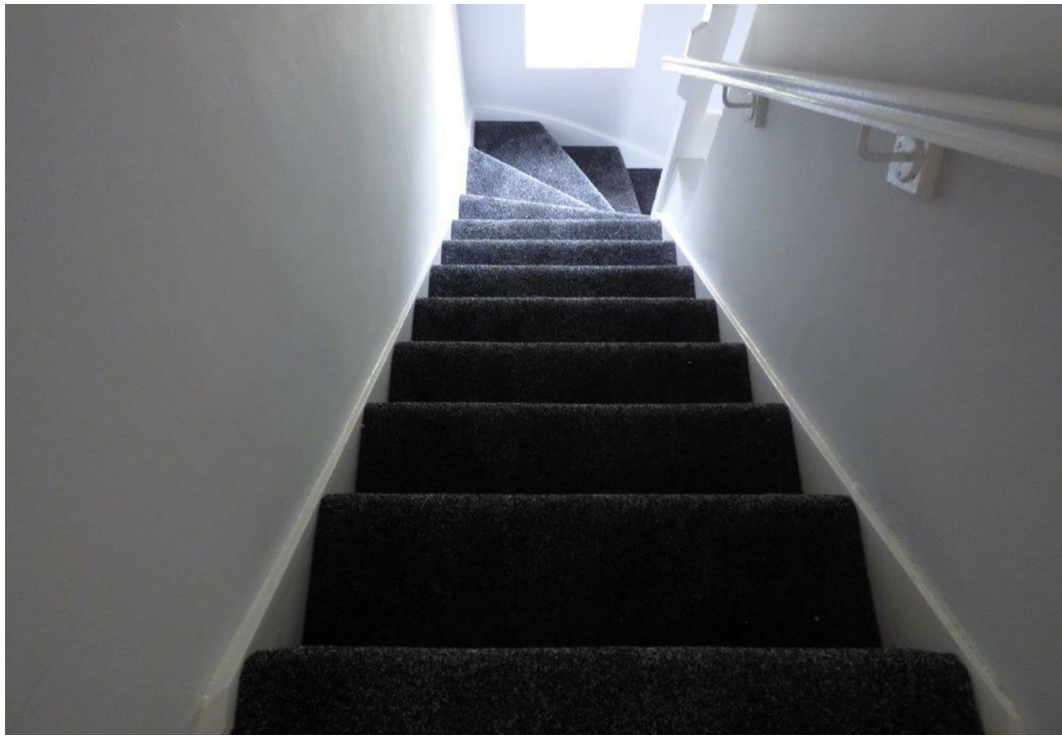
Viewings

Strictly through the sole agents Leonards (01482) 375212.

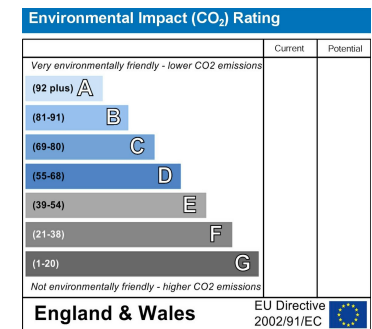
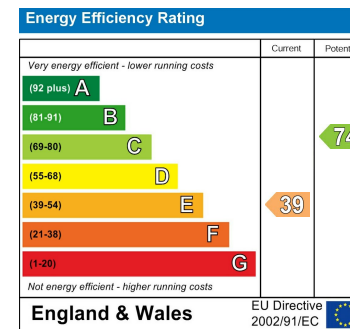
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