

TO LET

FRANK HILL & SON

(Auctioneers and Valuers) Ltd

ESTABLISHED 1924



Burton Pidsea, Hull, HU12 9aw

£850 pcm

- **Newly Decorated**
- **Four Bedrooms**
- **Gas Central Heating**
- **Large Off Road Parking**
- **Rural Village Location**
- **Deposit of £850 required**

Located in the rural village of Burton Pidsea, we are pleased to offer to the rental market this four-bedroom detached house, with gas central heating, double glazing, off-road parking, an integral garage, and a private garden. The house has been newly decorated and had brand new carpets fitted throughout. Burton Pidsea has a good primary school, local shops, and public houses.



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Inner Hall

UPVC front door leads to the inner hall, Upvc windows, new carpet, radiator, under stairs storage cupboard, stairs to the first floor, and doorway leading through to the lounge.

Lounge

4.64m x 4.84m (15.22ft x 15.88ft) A large L shaped living room leading round to the dining area, Upvc window to the front, two double radiators, coal effect fire with marble hearth and fireplace.

Dining Room

5.86m x 2.88m (19.23ft x 9.45ft) UPVC sliding patio doors leading out into the garden, wall lighting, ceiling lighting, radiator, and door to the kitchen.

Kitchen

5.86m x 3.84m (19.23ft x 12.60ft) Currently undergoing refurbishment, the kitchen has a range of base and wall units, stainless steel sink and drainer, a Kenwood double range oven with six rings and a Hotpoint extractor hood, and a doorway through to the cloakroom, utility room, and garage.

Utility Room

3.89m x 2.43m (12.76ft x 7.97ft) Large utility room with stainless steel sink and drainer, ceiling light and tiled floor, door leading to the rear garden.

W/C

W/c and wash hand basin located in the utility room

Garage

From the utility room, you can access the garage which houses the central heating boiler, storage cupboards, and up and over door with electrics and lighting.

Bathroom

2.10m x 1.60m (6.89ft x 5.25ft) Upvc window to the rear, bath with shower, wash hand basin and w/c.

Bedroom One

3.30m x 2.10m (10.83ft x 6.89ft) Upvc window, ceiling light, radiator and new carpet.

Bedroom Two

3.49m x 3.14m (11.45ft x 10.30ft) Upvc window, new carpet, ceiling light, and floor-to-ceiling fitted wardrobes.

Bedroom Three

3.47m x 2.58m (11.38ft x 8.46ft) New Carpet, ceiling light, Upvc window and radiator.

Bedroom Four

3.82m x 2.28m (12.53ft x 7.48ft) Upvc window, sliding wardrobe with glass mirror fronts, and radiator.

Garden

To the rear of the property accessed through a side gate, you have a raised wooden decked area, garden shed, and a lawned garden with mature planting.

Services

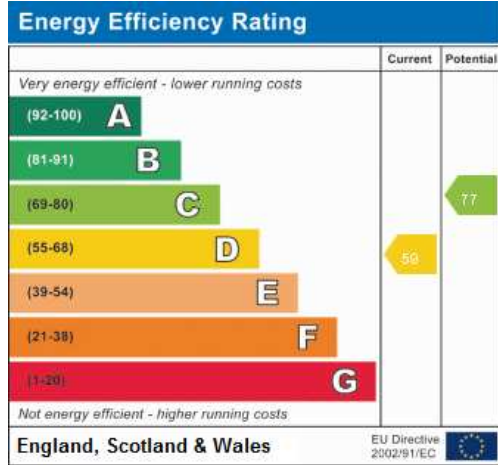
We are informed that mains gas, electricity and water are connected to the property.

Council Tax Banding

We are informed by the East Riding of Yorkshire Council website that the property is in Band 'D'.

MISDESCRIPTIONS/MEASUREMENTS

The measurements used in these Particulars are for Guidance Only. The Equipment is susceptible to variations caused by such things as temperature, variations of or -5% are not uncommon. Please measure and check the room sizes yourself before ordering such items as carpets, curtains or furniture.



DISCLAIMER: These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. The measurements given are approximate. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.