



**TO LET – Town Centre Property**

**£850 pcm**

**Dog & Duck Lane, Beverley**

# Property Summary

AVAILABLE NOW - 2 BEDROOM HOUSE

Well maintained and in excellent decorative order. Accommodation - 2 Double Bedrooms, open plan Lounge /Modern Fitted Kitchen. Bathroom and downstairs WC, gas CH and fully double glazed. Integral garage plus off road parking for one vehicle. Easily maintained garden. Within walking distance of town centre.



## Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81  B
69-80	C		
55-68	D	64  D	
39-54	E		
21-38	F		
1-20	G		

- Town centre location
- 2 Double bedrooms
- Open plan Lounge/Kitchen
- Modern Kitchen & Bathroom
- Garage & off road parking & Garden
- Gas CH & Double glazed
- Rent/Deposit - both £850
- Council Tax Band C
- EPC Band D
- No pets/non smoking

**Disclaimer:** Cranswicks for themselves as Agents for the Landlords of this property hereby give notice that:

1. These particulars are for guidance only and do not themselves constitute an offer or contract or part thereof for any Tenancy. 2 All descriptions and information are believed to be correct but all intending tenants should satisfy themselves as to the correctness of any statements or representations of facts herein contained. 3 All stated measurements are approximate and for guidance only and illustrations are not to scale. 4. Any references in these particulars to boundaries or boundary dimensions are approximate and are based upon information supplied by the Landlord and should not form part of any contract. 5. These particulars are issued on the understanding that any and all negotiations in respect of this property will be conducted through Cranswicks. 6. There is no implication that an item is included in the letting by virtue of its inclusion within any photograph. 7. Neither Cranswicks nor any person in its employment has any authority to make or give any representation or warranty whatever in relation to this property.



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