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Property Management

Westfield Farm House
North Dalton
YO25 9EJ

TO LET £1,200 PCM

Detached 5-bed house
Two reception rooms
Large dining kitchen

Garage
Oil-fired central heating
Option of stabling/grazing



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Westfield Farm House

North Dalton

YO25 9EJ

ACCOMMODATION

TIMBER GLAZED ENTRANCE DOOR Opening into

ENTRANCE HALL With staircase to galleried landing. Radiator. Carpet. Central light fitting. Smoke alarm. Coat hooks*. Understairs storage cupboard. Glazed uPVC door to rear garden. Two radiators.
Doors to

CLOAKROOM With low-level WC. Quarry tiles. Central light fitting.

SITTING ROOM 18' 0" x 16' 0" (5.49m x 4.88m)
Open fire in brick surround and decorative mantel. Two radiators. Carpet. North, south and west-facing windows. Three curtain poles*. Two wall lights (2-shade*).

DINING ROOM 16' 0" x 14' 0" (4.90m x 4.29m)
Tiled mantle over - fire not in use. Carpet. Radiator. Central light fitting (3-bulb). Curtains*. Windows to south and east.



DINING KITCHEN 18' 0" x 17' 1" (5.51m x 5.23m)
"Aga" range. Built-in "Indesit" double electric oven and four-ring electric hob with cooker hood. Stainless steel sink with double drainer. Full range of built-in base and wall units. Tiled splashbacks. Built-in alcove cupboards housing hot water tank and immersion heater. Two fluorescent strip lights. Quarry tiled floor. Two curtain tracks*. Carbon monoxide alarm. Aired. Door to

PANTRY 7' 1" x 4' 5" (2.16m x 1.37m)
Vinyl floor tiles. Shelving. Central light fitting. "Hotpoint" fridge-freezer*.

LANDING With split staircase. Two west facing windows. Carpet. Two radiators. Smoke alarm. Two central light fittings. Doors to

BEDROOM 1 18' 0" x 16' 0" (5.51m x 4.90m) [max]
Carpet. Built-in wardrobes. Two central light fittings. Two radiators. Two curtain poles*. South, west and north facing windows.

BEDROOM 2 16' 0" x 14' 0" (4.88m x 4.29m)
Carpet. Art Deco-style cast-iron fireplace and surround (decorative only). Two curtain poles*. Two fluorescent lights. Two radiators. South and east facing windows.

BATHROOM 8' 2" x 7' 4" (2.51m x 2.24m)

Comprising panelled bath with "Triton" shower over, low-level WC and pedestal wash hand basin. Central light fitting. Vinyl flooring. Shaver point. East facing window. Radiator.

BEDROOM 3 18' 2" x 12' 0" (5.54m x 3.66m)

Carpet. Central light fitting. Radiator. Curtain pole*. Two built-in cupboards. North and east facing windows. Loft access.

BEDROOM 4 14' 2" x 8' 5" (4.32m x 2.57m)

Carpet. Central light fitting. Radiator. Curtain pole*. Switch for flood light. East facing window.

BEDROOM 5 14' 4" x 8' 5" (4.39m x 2.57m)

Built-in wardrobes. Carpet. Built-in cupboards (with switch for shower). East facing window.

CENTRAL HEATING Oil-fired central heating to radiators.

DOMESTIC HOT WATER Provided by the central heating system with stand-by immersion heater.

DOUBLE GLAZING Double-glazed sealed units.

GARDEN Large lawned garden to rear.

OUTBUILDING Option of stabling and grazing for a maximum of two horses by separate agreement. £15 per week per horse to include water.

GARAGE Single garage with up and over door. Oil-fired central heating boiler. Doors to coal house, side garden and kitchen. Door to

BOOT ROOM Vinyl floor tiles. Plumbing for washing machine*.

PARKING Parking available for a number of vehicles.

ENERGY PERFORMANCE CERTIFICATE The property is currently rated band E.

COUNCIL TAX BAND East Riding of Yorkshire Council shows that the property is banded in council tax band E.

SERVICES Private drainage system. Mains water and electric, 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 ingoing tenant will be required to pay the following:

One month's rent: £1200.00

Damage Deposit: £1200.00

Total: £2400.00

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.

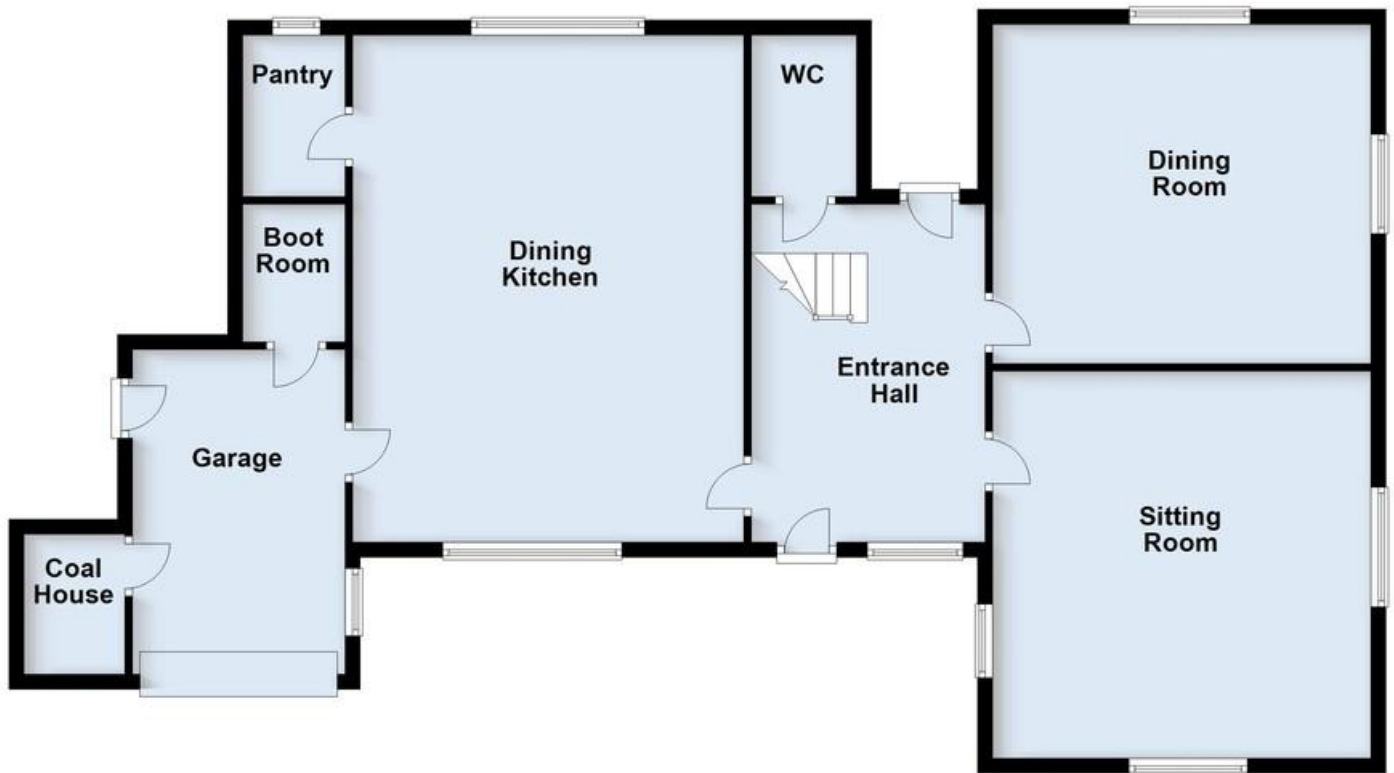
Floor plans are for illustrative purposes only.

* 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 Strictly by appointment (01377) 253456
or sales@ullyotts.co.uk

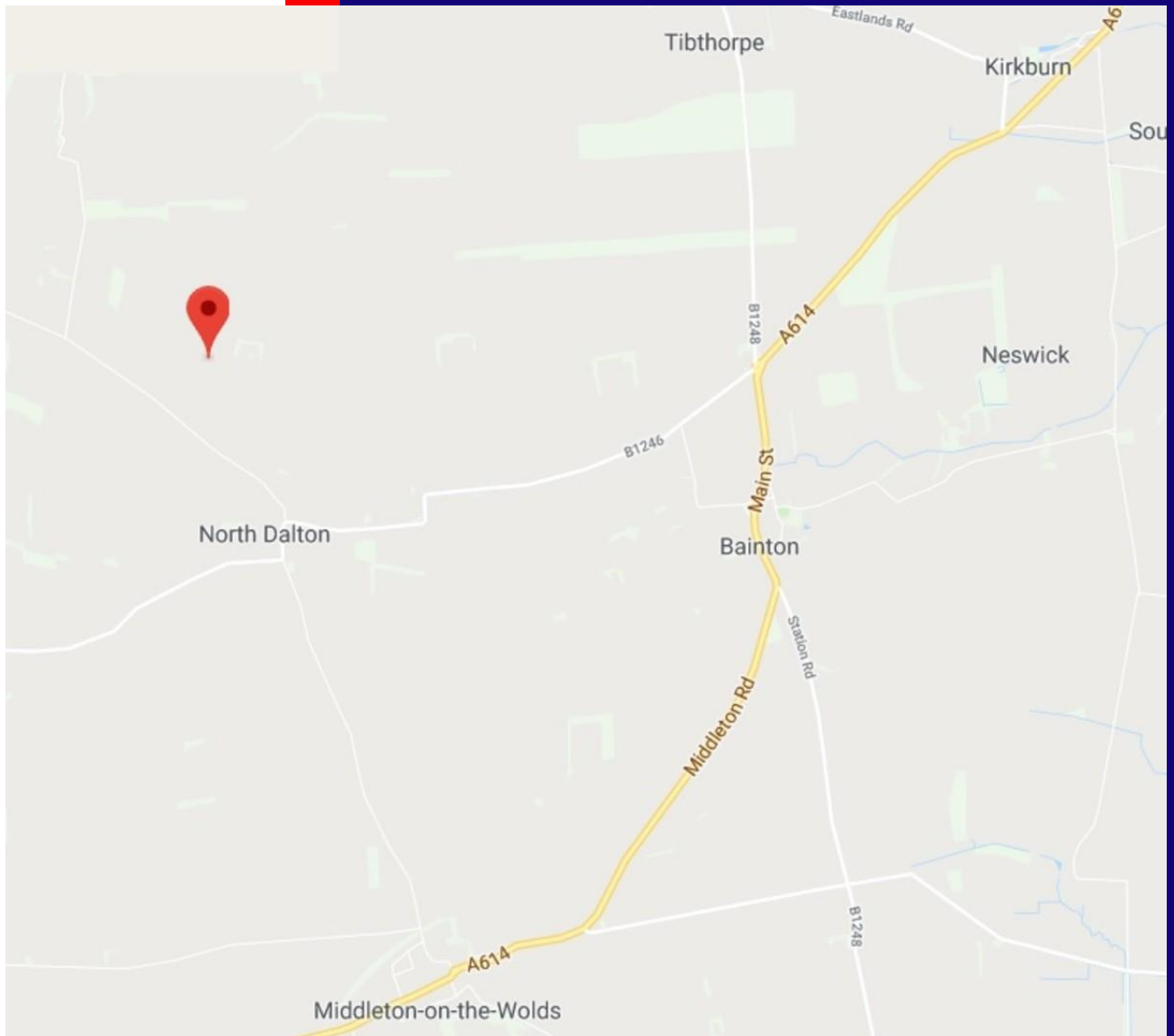
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Ground Floor



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