



■ **Ulllyotts** ■  
Property Management

**32 Station Road  
Nafferton  
YO25 4LT**

**TO LET    £535 PCM**

Two bed semi-detached  
house  
Gas CH and uPVC DG  
Two parking spaces

Lawned rear garden  
Downstairs Cloakroom/WC  
Modern Kitchen and Lounge



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# 32 Station Road

Nafferton

YO25 4LT

## ACCOMMODATION

**GLAZED FRONT ENTRANCE DOOR** Opening into

**ENTRANCE HALL** Laminate flooring. Radiator. Central light fitting. Coat hooks\*. Staircase to first floor. Understairs storage cupboard. Door to Kitchen and door to

**CLOAKROOM/WC** White suite comprising low-level WC and pedestal wash hand basin. Wall tiling to half height. Ceramic floor tiles. Downlighters. Mirror\*. Towel ring\*. Toilet roll holder\*.

**KITCHEN** 11' 7" x 5' 10" (3.53m x 1.78m)

Stainless steel sink unit with mixer tap. Built-in "Neff" electric oven and four-ring gas hob. Built-in "Neff" dishwasher and built-in "Neff" washing machine. Central light fitting. Smoke alarm. Laminate flooring. Radiator. Three wall mounted cupboards, two corner base units and a four-drawer unit. Tiled splashbacks. Downlighters. Venetian blind\*. CO alarm.

**LOUNGE** 14' 4" [max] x 12' 10" [max] (4.37m [max] x 3.91m [max])

Laminate flooring. Radiator. Two central light fittings. Curtain pole\* and curtains\*. French doors to garden.

**LANDING** Carpet. Radiator. Central light fitting. Smoke alarm. Doors to

**BEDROOM 1 (REAR)** 12' 11" x 9' 8" (3.94m x 2.95m)

Laminate flooring. Radiator. Central light fitting. Curtain pole\* and curtains\*. Venetian blinds\*.

**BEDROOM 2 (FRONT)** 12' 11" [max] x 9' 0" [max] (3.94m [max] x 2.74m [max])

Carpet. Radiator. Curtain pole\* and curtains\*. Venetian blind\*. Central light fitting. Loft access. Overstairs cupboard.

**BATHROOM** White suite comprising low-level WC, pedestal wash hand basin and panelled bath with plumbed-in shower over. Ceramic floor tiles. Downlighters. Radiator. Extractor fan. Mirror\* with light over and shaver point. Mirrored cabinet\*. Toilet roll holder\*.

**CENTRAL HEATING** The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water.

**DOUBLE GLAZING** The property benefits from uPVC sealed unit double glazing throughout.

**GARDENS** Gravelled forecourt. Lawned rear garden with summerhouse\*. Outside tap.

**PARKING** The property benefits from two parking spaces directly behind the house.

**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 band B.

**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: £535.00

Damage Deposit: £535.00

Total: £1070.00

**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.

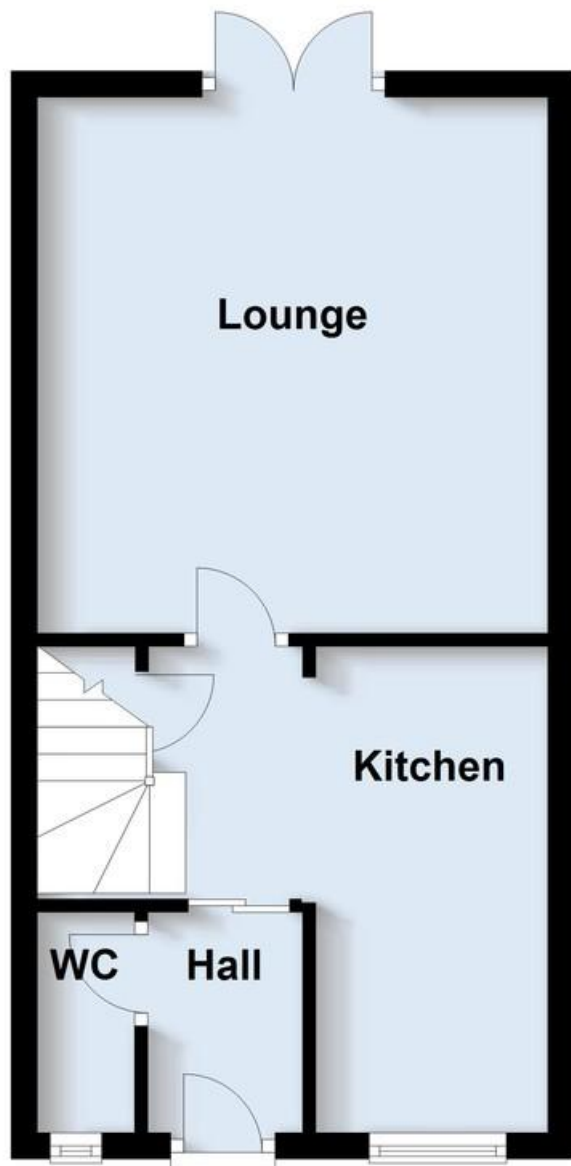
Floor plans are for illustrative purposes only.

\* 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.

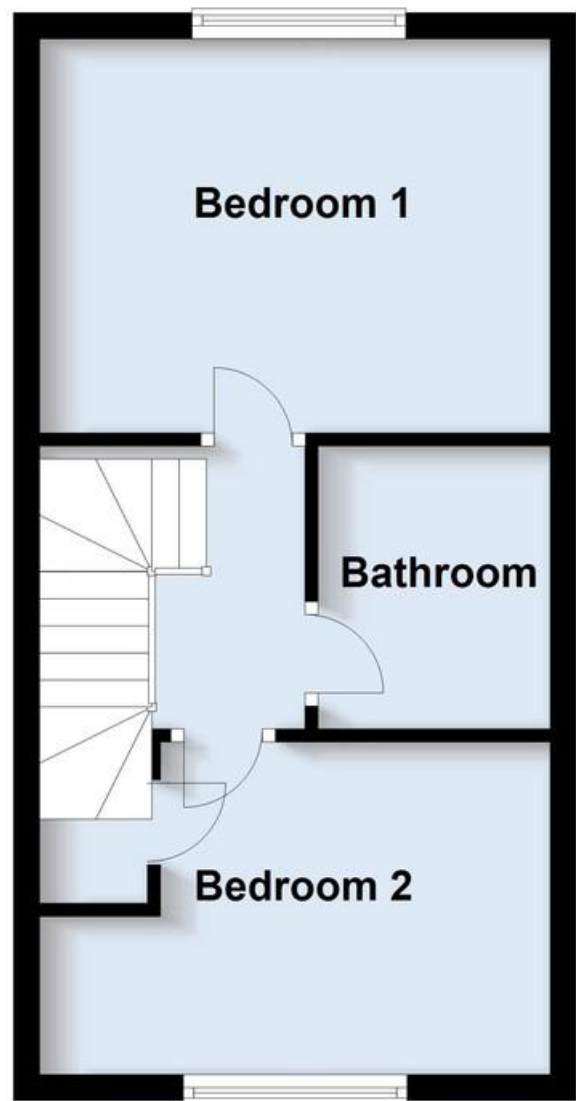
**VIEWING** Strictly by appointment (01377) 253456 or sales@ullyotts.co.uk

Regulated by RICS

**Ground Floor**



**First Floor**







**64 Middle Street South, Driffield, YO25 6QG**

**Also at:** 16 Prospect Street, Bridlington, YO15 2AL Tel: 01262 401401



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