



■ **Ulllyotts** ■
Property Management

8 Wood Lane
Beverley
HU17 8BS

TO LET £530 PCM

One bed town house
Lounge and Kitchen
Downstairs WC

Shower Room
Double Bedroom
Electric heating

'No fees!'



01377 253456

www.ullyotts.co.uk

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8 Wood Lane

Beverley
HU17 8BS

TIMBER FRONT ENTRANCE DOOR Opening into **LOUNGE** 14' 0" x 10' 10 (max)" (4.27m x 3.3m)

Laminate flooring. Dimplex "Duo Heat" storage heater. Curtains*. Curtain pole*. Door Curtain* Downlights. Understairs storage cupboard. Smoke alarm. Stairs to first floor. Opening to Kitchen and door to

CLOAKROOM/WC White suite comprising low-level WC and pedestal wash hand basin. Tiled splashback. Laminate flooring. Downlight. Extractor fan. Toilet roll holder* and towel ring*.

GALLEY KITCHEN 12' 9" x 4' 2" (3.89m x 1.27m)

Stainless steel one and one-half bowl sink unit. Range of built-in units including base units and wall-mounted cupboards. Three-drawer unit. Built-in "Neff" electric oven, four-ring electric hob and built-in "Neff" extractor hood. Built-in larder fridge. Tiled splashbacks. Downlights. Plumbing for automatic washing machine. Laminate flooring.

LANDING Carpet. Downlight. Smoke alarm. Doors to

BEDROOM (FRONT) 16' 5 (max)" x 7' 11" (5m x 2.41m)

Carpet. Wall-mounted "Electrorad" electric heater. Built-in storage cupboard with two rails. Downlights. Loft access. Two sets of curtains*. Two curtain poles*.

SHOWER ROOM White suite having "chrome" fittings and comprising low-level WC and pedestal wash hand basin. Tiled splashback. Shower enclosure with plumbed-in shower and folding door. Fully wall tiled within shower enclosure. Vinyl flooring. Electric wall heater. Downlights. Extractor fan. Built-in airing cupboard with hot water tank and immersion heater. Mirror*. Towel rail* and toilet roll holder*.

CENTRAL HEATING Heating provided by electric storage heaters.

DOMESTIC HOT WATER Provided by the immersion heater.

PARKING On-street parking available

GARDENS There are no gardens to the property

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 D.

SERVICES Mains water, drainage, 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: £530.00

Damage Deposit: £530.00

Total: £1060.00

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.

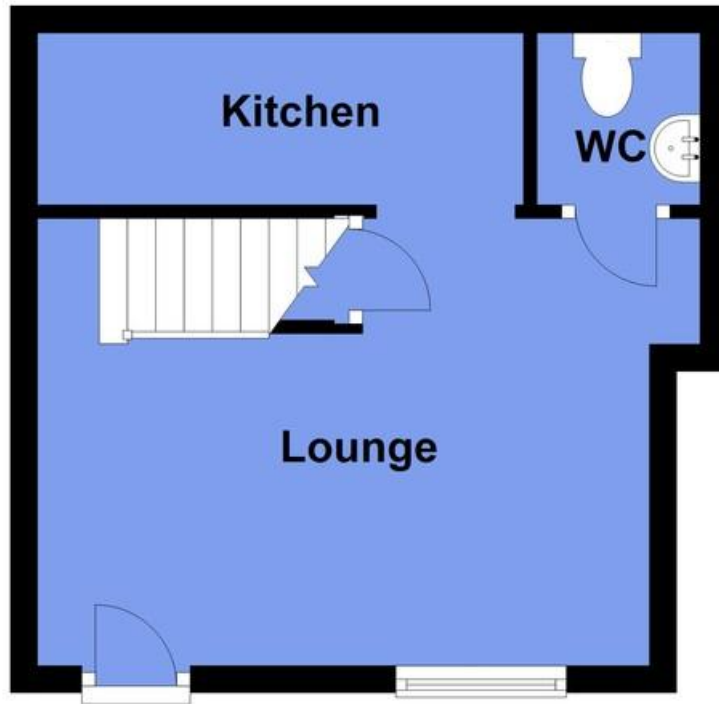
Floor plans are for illustrative purposes only.

* 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.

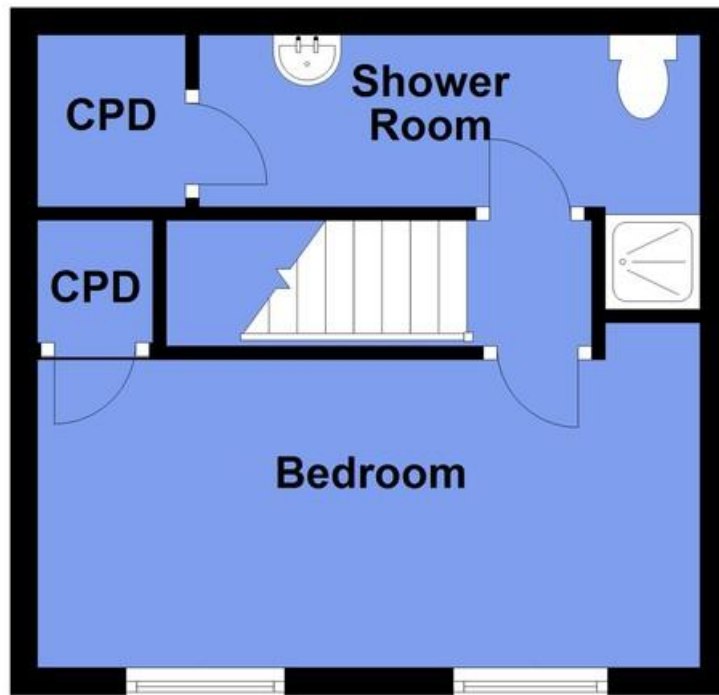
VIEWING Strictly by appointment (01377) 253456.

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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