



22 Cherry Garth
Beverley

HU17 0EP

TO LET

£880 pcm

3 Bedroom Semi-Detached House

■ **Ulliyotts** ■
EST 1891

01377 253456



Kitchen



Off Road
Parking



Gas Central Heating

22 Cherry Garth, Beverley, HU17 0EP

LOCATION

Beverley is a market town, civil parish and the county town of the East Riding of Yorkshire, located between the River Hull and the Westwood. The town is noted for Beverley Minster and architecturally-significant religious buildings along New Walk and other areas, as well as the Beverley Racecourse and the market place; the town itself is around 1,300 years old. It is located 8 miles north-west of Hull, 10 miles east of Market Weighton and 12 miles west of Hornsea.



Garden



Lounge



Lounge - Virtually Staged



Dining Room



Dining Room - Virtually Staged

Accommodation

ACCOMMODATION

GLAZED UPVC FRONT ENTRANCE DOOR

Opening into

ENTRANCE LOBBY

Tiled walls with black coir matting flooring. Open access through to

ENTRANCE HALL

10' 2" x 5' 8" (3.10m x 1.75m)

Straight flight staircase rising to the first floor with useful understairs storage cupboard. Fitted carpet. Central ceiling light fitting. Smoke alarm. Radiator. Glazed door to Kitchen and further glazed door to

LOUNGE

14' 5" x 11' 6" (4.41m x 3.52m)

Attractive wood Adam-style fireplace surround with marble-effect inset and hearth, incorporating a fitted gas fire. CO alarm. Fitted carpet. Curtain pole*. Central ceiling light fitting. Radiator. Glazed sliding doors leading to

DINING ROOM

8' 9" x 9' 4" (2.68m x 2.86m)

A bright and well-appointed room enjoying double-glazed patio doors opening onto the rear aspect, allowing for plenty of natural light. Carpet. Curtain pole*. Two wall light points with shades. Central ceiling light fitting. Radiator. Open archway leading to

KITCHEN

9' 7" x 7' 10" (2.93m x 2.41m)

Fitted with a single drainer stainless steel circular sink unit and a range of built-in wall-mounted cupboards and base units incorporating a three-drawer unit, providing ample storage and workspace. Plumbing for washing machine. Tiled splashbacks. Wall-mounted gas central heating boiler. CO alarm. Vinyl flooring. Freestanding gas cooker*. Fluorescent strip light. Glazed uPVC door opening to the rear garden and further glazed door to the entrance hall.

LANDING

9' 6" x 4' 1" (2.92m x 1.27m)

With built-in airing cupboard housing the insulated hot water cylinder and immersion heater, providing useful additional storage. Fitted carpet. Central ceiling light fitting. Smoke alarm. Curtain pole*. Doors leading to



Hallway



Kitchen



Kitchen



Bedroom One

BEDROOM ONE

12' 10" x 10' 6" (3.93m x 3.21m)

Fitted carpet. Curtain track*. Central ceiling light fitting. Radiator. Door hook*.

BEDROOM TWO

10' 8" x 10' 6" (3.27m x 3.22m)

Fitted carpet. Central ceiling light fitting. Curtain pole*. Radiator.

BEDROOM THREE

6' 4" x 6' 10" (1.94m x 2.09m)

Fitted carpet. Central ceiling light fitting. Door hook*. Radiator.

BATHROOM

5' 3" x 6' 10" (1.62m x 2.09m)

With white suite comprising panelled bath with electric shower over, complete with shower curtain* and rail*. Pedestal wash hand basin and low-level WC. Fully wall tiled. Towel rail*. Toilet roll holder*. Central ceiling light fitting. Vinyl flooring. Curtain pole*. Mirror*. Radiator.

CENTRAL HEATING

The property benefits from gas fired central heating to radiators. The boiler also provides domestic hot water with stand-by immersion heater.

DOUBLE GLAZING

The property benefits from uPVC sealed unit double glazing throughout.

PARKING

Off-road parking.

GARDENS

The walled front garden is predominantly gravelled with a neatly planted corner flower bed providing seasonal interest. The south-facing rear garden features a paved patio area ideal for outdoor seating, leading onto a generous expanse of gravel beyond for low-maintenance use. Garden shed*.

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 C.

SERVICES

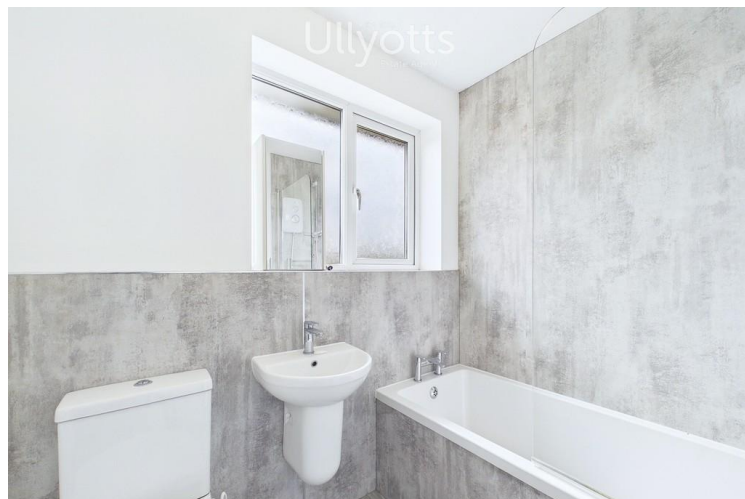
Mains water, drainage, electric, gas either available or connected. It is the responsibility of the tenant to arrange telephone and television connections.



Bedroom Two



Bedroom Three



Bathroom



Garden

PAYMENTS

Prior to the commencement of the tenancy the ingoing tenant will be required to pay the following:

One month's rent: £880.00

Damage Deposit: £1015.00

Total: £1895.00

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.

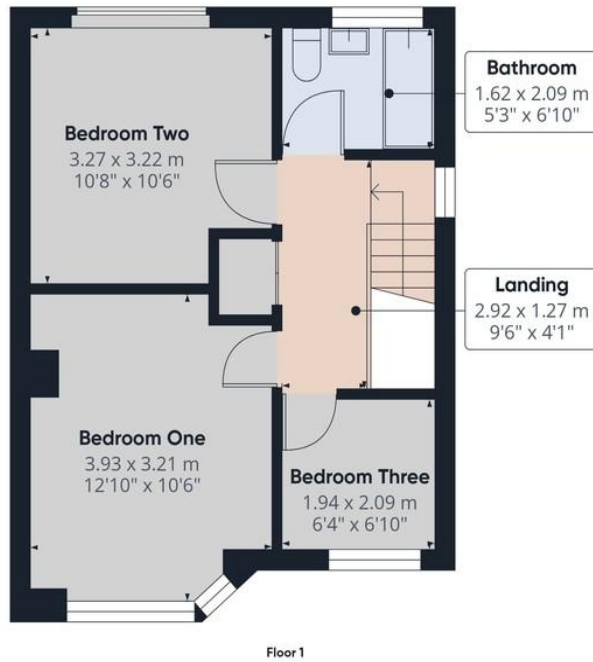
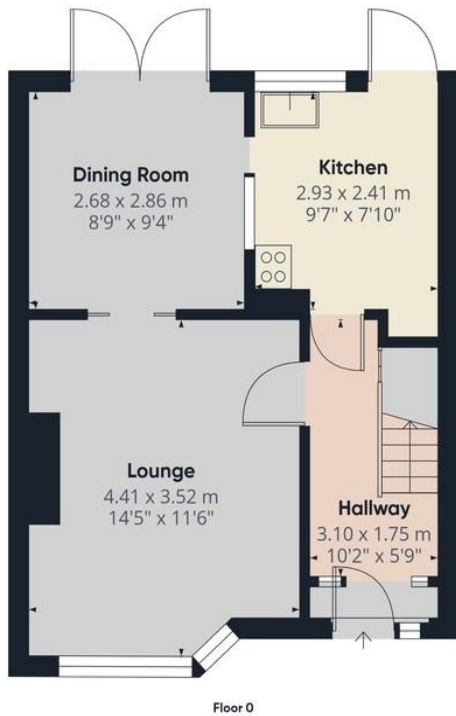
However, the landlord is not responsible for the replacement or repair of these items.

VIEWING

Please visit our website www.ullyotts.co.uk - viewings will only be arranged following receipt of a completed application.

Regulated by RICS

The digitally calculated floor area is 71 sq m (761 sq ft).
 This area may differ from the floor area on the Energy Performance Certificate.



Approximate total area⁽¹⁾
 70.7 m²
 762 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Ulllyotts

EST 1891



Drifffield Office

64 Middle Street South,
Drifffield, YO25 6QG

Telephone:
01377 253456

Email:
sales@ullyotts.co.uk



www.ullyotts.co.uk

Bridlington Office

16 Prospect Street,
Bridlington, YO15 2AL

Telephone:
01262 401401

Email:
sales@ullyottsbrid.co.uk



Our Services

Residential Properties | Commercial | Property Management | Rural
Professional | Planning | Valuations