



4 Wesley Terrace  
Kilham

YO25 4RH

TO LET

£550 pcm

2 Bedroom Mid Terraced House

■ Ulllyotts ■  
EST 1891

01377 253456

# 4 Wesley Terrace

## Kilham

### YO25 4RH

#### ACCOMMODATION

##### UPVC FRONT ENTRANCE DOOR

Opening into:

##### SITTING ROOM

12' 1" x 11' 7" (3.68m x 3.53m)

Carpet. Radiator. Three-shade central light fitting. Understairs cupboard. Straight flight staircase to first floor. Door to:

##### DINING KITCHEN

10' 5" x 8' 6" (3.18m x 2.59m)

A range of base and wall-mounted cupboards. Stainless steel sink unit. Ceramic floor tiles. Electric cooker point. Stainless steel cooker hood. Downlights. Radiator. Glazed door to rear garden.

##### LANDING

Carpet. Downlighters. Smoke alarm. CO alarm. Loft access. Door to

##### BEDROOM 1 (FRONT)

Carpet. Radiator. Curtain pole\*. 3-spot light. Built-in wardrobe.

##### BEDROOM 2 (REAR)

Carpet. Curtain rail\*. Central light fitting. Radiator.

##### SHOWER ROOM AND WC

Tiled corner shower cubicle with plumbed-in shower. Low-level WC and pedestal wash hand basin. Fully wall tiled. Ceramic floor tiles. Roller blind\*. Bathroom cabinet\*. Ladder-style towel radiator. Mirror\*. Downlighters.

##### 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 rear garden with shrub borders. Timber shed\*. Outside tap.

#### COUNCIL TAX BAND

East Riding of Yorkshire Council shows that the property is banded in council tax band A.

#### ENERGY PERFORMANCE CERTIFICATE

The property is currently rated band C.

#### 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 ingoing tenant will be required to pay the following:

One month's rent: £550.00

Damage Deposit: £630.00

Total: £1180.00

#### 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.

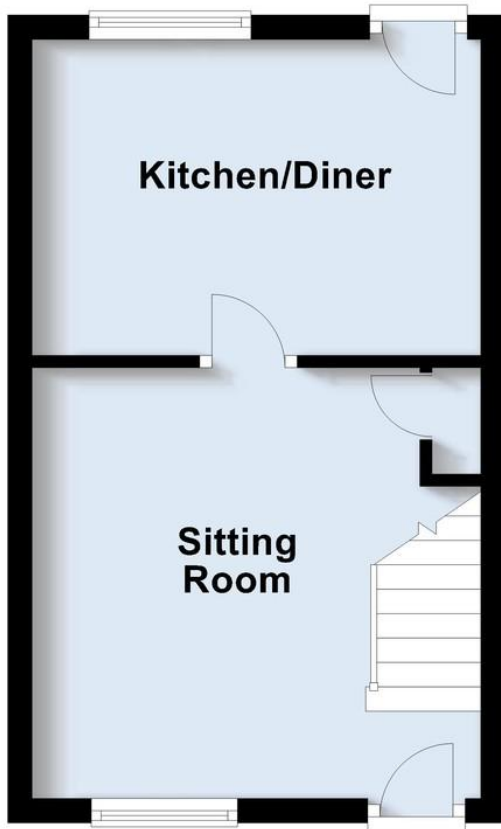
#### VIEWING

Please visit our website [www.ullyotts.co.uk](http://www.ullyotts.co.uk) - viewings will only be arranged following receipt of a completed application.

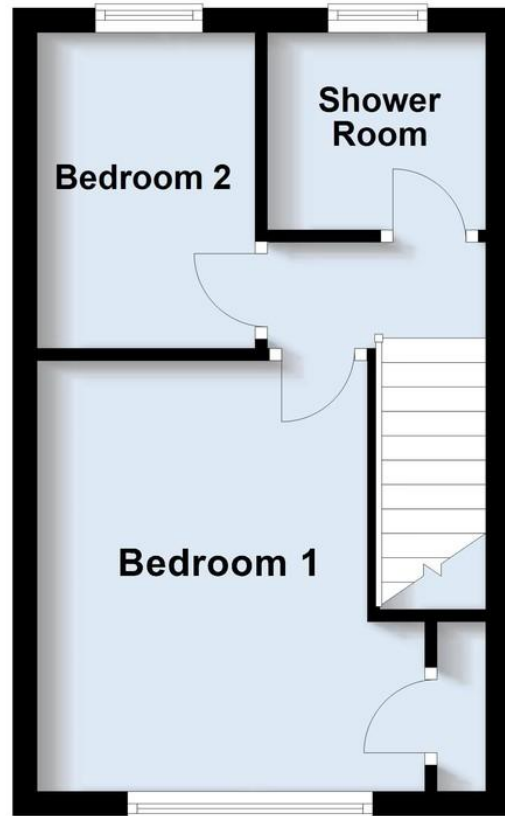
Regulated by RICS

The stated EPC floor area, (which may exclude conservatories),  
is approximately 46 sq m

## Ground Floor



## First Floor



# ■ Ulllyotts ■

EST 1891



## Drifffield Office

64 Middle Street South,  
Drifffield, YO25 6QG

Telephone:  
01377 253456

Email:  
sales@ullyotts.co.uk



[www.ullyotts.co.uk](http://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