



TO LET ON A MINIMUM SIX MONTH ASSURED SHORTHOLD TENANCY. This charming cottage in Everingham offers extremely versatile accommodation, featuring four bedrooms and two bathrooms, one on each floor. The property boasts a well-fitted kitchen with integral appliances and stylish bi-fold doors, a cozy lounge with a log burner, a sitting room that can serve a variety of purposes, and a dedicated dining room. Two of the bedrooms are conveniently located on the ground floor, along with a cloakroom. Outside, the property benefits from a good-sized garden, plentiful private parking, and a detached garage with an electric door, making it an ideal home for modern family living.

A deposit of £1380.00 will be required. A holding deposit of £270 will be required to secure the property. East Riding of Yorkshire Council Band D.

EPC Rating E.

RENT £1,200 Per Calendar Month | DEPOSIT £1,380 | AVAILABLE FROM 28th February 2025

East Ridina of Yorkshire Council BAND: D



THE ACCOMMODATION COMPRISES

SITTING ROOM/RECEPTION ROOM

3.67 x 4.30 (12'0" x 14'1")

Front entrance door, radiator, laminate wood flooring, staircase to first floor.

SITTING ROOM

6.66 x 4.26 max (21'10" x 13'11" max)

This bright and spacious room boasts windows on three sides, offering picturesque views of the gardens. A charming brick fireplace with a flagged hearth and wooden mantel houses a cozy wood-burning stove, creating a warm and inviting atmosphere. Additional features include two radiators and a TV aerial point.

DINING ROOM

4.03 max x 4.26 max (13'2" max x 13'11" max)

Laminate wood flooring, radiator, Bi-Fold doors to patio, velux roof light, recess ceiling lights.

CLOAKROOM

White suite comprising low flush WC, pedestal hand basin with tiled splash back, ladder style towel rail, laminate wood flooring.

MODERN FITTED KITCHEN

5.78 x 3.62 (18'11" x 11'10")

A modern fitted kitchen featuring sleek wall and base units, a central island with a breakfast bar and additional storage beneath. Equipped with a ceramic hob with a cooker hood overhead, a 1.5-bowl stainless steel sink, and an eye-level double oven. Integrated appliances include a fridge freezer and a slimline dishwasher. A dedicated cupboard houses the oil-fired central heating boiler. The space is enhanced by a Velux roof light and stylish bi-fold doors that open onto the rear patio.

INNER HALL

GROUND FLOOR BATHROOM

White suite comprising panelled bath with mixer tap shower attachment, electric shower over, pedestal hand basin, low flush WC, extractor fan, ladder style towel rail.

BEDROOM/OFFICE

3.65 x 2.92 (11'11" x 9'6")

Radiator, rear entrance door.

BEDROOM

3.00 x 3.67 (9'10" x 12'0")

Radiator.

LANDING

BEDROOM

3.27 x 3.66 (10'8" x 12'0")

Radiator, fitted wardrobe.

BATHROOM

White suite comprising built in bath, pedestal hand basin, low flush WC, mains fed shower, majority tiled walls, ladder style towel rail.

BEDROOM

3.18 x 3.80 max (10'5" x 12'5" max)

Radiator.

OUTSIDE

A generously sized walled garden to the side of the property, beautifully landscaped with mature shrubs, vibrant flower borders, and a charming summer house.

GARAGE

Up & over electric door, power and light.

SERVICES

Mains water, drainage & electric. Oil central heating.

APPLIANCES

No appliances have been tested by the agent.

BROADBAND & MOBILE PHONE COVERAGE

The Ofcom website suggests there is a maximum download speed of 67 Mbps is available at this postcode YO42 4JA. Mobile phone coverage for voice calls have limited coverage from EE and O2, Vodafone & Three. The checker results are predictions and should not be regarded as guaranteed.





Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs	
(92 plus) A	88
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	41
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

DEPOSIT PROTECTION SCHEME

Deposit will be required, the amount is stated in the main property description. The deposit for this property will be held by The Deposit Protection Service, who are authorised by the Government.

The Deposit Protection Service
The Pavilions
Bridgewater Road
Bristol
BS99 6AA
Tel: 0330 3030030

HOLDING DEPOSIT

A holding deposit equivalent to one weeks rent, may be taken from the tenant/s to reserve a property, whilst reference checks and Tenancy Agreements are undertaken. This will be credited to the first months rent. If at any time you decide not to proceed with the Tenancy, your holding deposit will be retained by us. If you provide us with false or misleading information or fail the checks that we are required to carry out on behalf of the Landlords, then the holding deposit will be retained by us or the Landlords. If the Landlord decides not to proceed, then the holding deposit will be refunded.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances or specific fittings for this property.

Chartered Surveyors,
Estate Agents,
Lettings Agents &
Auctioneers

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