



10 Eastgate, North Newbald, YO43 4SD

**TO LET - £575 per month**

**Haller Evans**

Chartered Surveyors



## Semi-Detached Cottage / 2 bedrooms / Attractive Property

### Rear Courtyard / Popular East Riding Village

An attractive Semi-Detached Cottage property situated in the centre of this attractive and popular East Riding village. Available for 6 months or longer on an Assured Shorthold Tenancy and is unfurnished but has carpets and curtains and some double glazing and oil fired central heating.

<b>Entrance Hall</b>	with radiator and stairs off.
<b>Sitting Room</b>	approx 3.74m x 3.57m (12' 3" x 11' 9") with stone fireplace, radiator and understairs cupboard, archway to
<b>Dining Room</b>	approx 2.84m x 1.50m (9' 4" x 4' 11") with radiator.
<b>Rear Lobby</b>	with tiled floor and oil central heating boiler.
<b>Kitchen</b>	approx 4.19m x 1.50m (13' 9" x 4' 11") with stainless steel inset sink, fitted floor and wall units with worktops, electric hob and oven with extractor hood Tiled floor.
<b>First Floor Landing</b>	
<b>Bedroom 1</b>	approx 4.05m x 3.57m (13' 3" x 11' 9") (max) with walk-in wardrobe, radiator and wall cupboard.
<b>Bedroom 2</b>	approx 2.31m x 1.82m (7' 7" x 6') with radiator.
<b>Bathroom/WC</b>	approx 2.87m x 1.82m (9' 5" x 6') white suite comprising panelled bath (shower over), pedestal wash hand basin, low level w.c. and radiator.
<b>Rear Garden/Courtyard</b>	with external tap and oil storage tank.
<b>Services</b>	The property has mains water, electricity and drainage.
<b>Council Tax</b>	The cottage is assessed for Council Tax in Band "A".
<b>Tenancy</b>	The cottage is available to let on an Assured Shorthold Tenancy for 6 months or longer at £575.00 per calendar month exclusive of Council Tax and Water Rates. Deposit £660.00.
<b>Energy Performance Certificate</b>	E - Click <a href="#">here</a> for the full Report
<b>Viewing</b>	

For more information and to view please contact Haller Evans Tel 323033 or [info@hallerevans.com](mailto:info@hallerevans.com)



Redress Scheme & Client Money Protection. Client Money Protection provided by RICS.  
Independent redress provided by: The Property Ombudsman, Milford House, 43-55 Milford House, 43-55 Milford Street, Salisbury, Wiltshire SP1 2BP

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